

# Berger Realty

Since 1928



Berger Realty, Inc.  
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620 Asbury  
Ocean City, NJ 08226

Asking \$439,900.00



## COMMENTS

Unit is ready for immediate occupancy! Open your doors in time for summer 2025! Don't miss out on this fantastic opportunity to own on one of the most desirable blocks on Asbury Ave. Situated next to Asbury Kitchen and across from Jon & Patty's this high traffic location would be the perfect spot for your retail location. This unit features high ceilings, tons of windows, recessed lighting, and polished concrete floors providing your store with the modern look and feel everyone wants. This is the perfect spot for an end user looking to open their own retail location or an investor looking for an income producing location. Buyer is responsible for confirming during at due diligence any and all desired uses.

## PROPERTY DETAILS

|                    |                          |                                                 |                                      |
|--------------------|--------------------------|-------------------------------------------------|--------------------------------------|
| Exterior<br>Vinyl  | OutsideFeatures<br>Sign  | InteriorFeatures<br>Display Windows<br>Restroom | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Central | HotWater<br>Tankless-gas | Water<br>Public                                 | Sewer<br>Public Sewer                |

