



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

oc17@BergerRealty.com

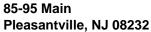


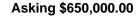


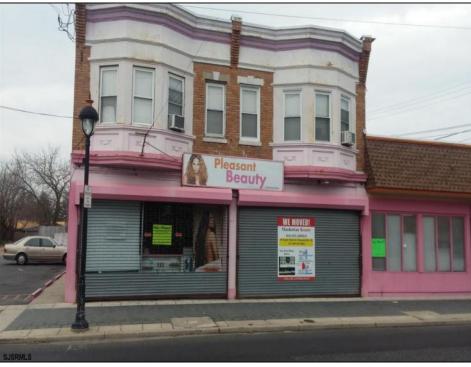












COMMENTS

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! Great Investment Rental & Commercial Opportunity. Boasting 4-6 UNITS. Former Usages: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 Bedroom Apartments ~rentals in area \$2300 monthly; All have separate Utility meters. A new Roof in 2009. Newer Central Air in store is less than 2 yr—ample storage in rear & full basement. Security System. Newer appliances; Electric & Plumbing upgraded 2010. Spacious apartments boast H/W flooring throughout, EIK/Dining Area. New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with a Two-Street access. High Visibility: Bus stops at corners, heavy foot & car traffic. Mins to AC Exwy & GSP; Just around the corner is the Police & Fire Depts., Sam\'s Club, Walmart, Bus Station, Library, 24-hr appt. GRANTS & SBA LOANS TQB. Call for details. Selling as-is where-is. No warranties or guarantees by the Owner or Broker. Buyer is responsible for satisfying any lender and/or municipal requirements and certificate of occupancy.

PROPERTY DETAILS

Exterior Brick Vinyl

OutsideFeatures ParkingGarage 6 to 10 Spaces Fence Off Street Security Light/System Sign Other (See Remarks) Storage Building Paved

Ask for David Young Berger Realty Inc 1670 Boardwalk, Ocean City Folematirto: day@bergreratealty.com Wall Units

InteriorFeatures 220 Volt Electricity **Display Windows** Living Space Available Other (See Remarks) Restroom Security System

Smoke/Fire Alarm



