



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$650,000.00

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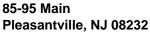














## **COMMENTS**

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! Lease Option will be considered. 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, ElK/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 Fence Security Light/System Sign

Other (See Remarks) Paved

Off Street

ParkingGarage

6 to 10 Spaces

Storage Building Paved

Ask for David P. Hadtke,
Berger Realty Inc
109 E 55th St., Ocean City
Hearill: 609-399-42 Coling
Foleadairto: dph@beogeralealty.com
Gas-Natural Wall Units

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

Security System
Smoke/Fire Alarm

