



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com









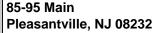


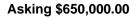


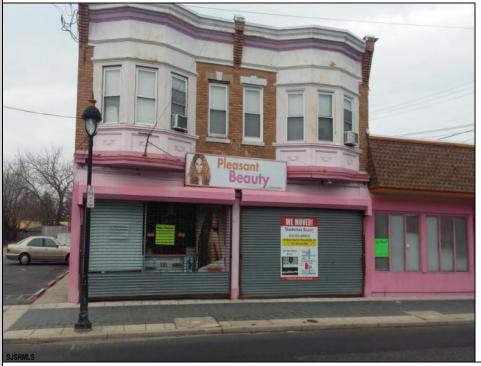
Exterior

Brick

Vinyl







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

	OutsideFeatures	ParkingGarage
	Fence	6 to 10 Spaces
	Security Light/System	Off Street
	Sign	Other (See Remarks)
	Storage Building	Paved
	Ask for Lori McCloskey	
	Berger Realty Inc	
LUMIN .	109 E 55th St., Ocean City	
10	_{He} ฏิลูปู: 609-399-42 _{Cooling}	
	Fo Eedail rto: lam@b	ergentealty.com
1	Gas-Natural	Wall Units
1 Alexandre		

InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Other (See Remarks) Restroom Security System Smoke/Fire Alarm

