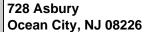




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



Asking \$1,150,000.00





## COMMENTS

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY ON ASBURY AVE! This rare mixed-use property offers a blank canvas for your vision in the heart of Ocean City\'s bustling Asbury Ave. This project comes shovel ready. With city-approved plans in hand, this property is set for transformation into a dynamic space featuring: - Two residential living units, ideal for vacationers or year-round residents (1800sq ft and 1700sq ft) -Ground level commercial space. perfect for retail or restaurant (1600sq ft) -Shared rooftop deck. Offering expansive views and a unique outdoor amenity for residents and tenants. -Plans include city approved architectural plan.

| Exterior |  |
|----------|--|
| Stucco   |  |

ParkingGarage None

Water

Public

arage InteriorFeatures Freight Elevator Restroom Heating Forced Air Gas-Natural

HotWater Gas Sewer Public Sewer

Restroom



Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: rpp@bergerrealty.com

