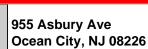




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Asking \$815,000.00













## **COMMENTS**

\*\*INVESTOR ALERT\*\* Wonderful opportunity to own this DUPLEX with a very established and locally famous Restaurant (32 seats) on the first floor, and an updated 3 bedroom, 1 bathroom condo with a HUGE, redone in 2024, outdoor deck on the second floor! This property is centrally located on the 9th Street block of the famous Ocean City Downtown area, and only a few blocks to the beach. This is a great opportunity to purchase your vacation home- while making income at the same time. Many improvements have been made to the entire building, and currently the apartment is vacant and ready for new owners to enjoy themselves, or create additional rental income for themselves. Please inquire to the listing agent for the improvements lists, and lease details for this awesome investment opportunity - priced very well in a highly desired area!

## PROPERTY DETAILS

Exterior ParkingGarage InteriorFeatures Basement Block None Handicap Features Slab Frame/Wood Living Space Available

Restroom Security System Smoke/Fire Alarm

Heating

- Incorne

Cooling HotWater Water Ceiling Fan(s) Gas Public Central

Call: 609-399-0076

Email to: jag@bergerrealty.com

