



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,150,000.00

info@bergerrealty.com

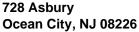


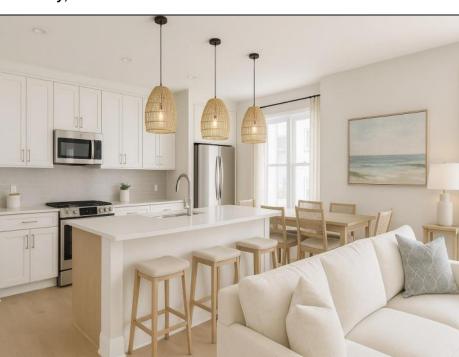












COMMENTS

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.

TROI ERTI DETAILO		
ParkingGarage	Heating	Cooling

Deck Two Car Forced Air Central Sidewalks Gas-Natural

HotWater Water Sewer
Gas Public Public Sewer



OutsideFeatures

Ask for Adelaide Misal Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

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