

# Berger Realty

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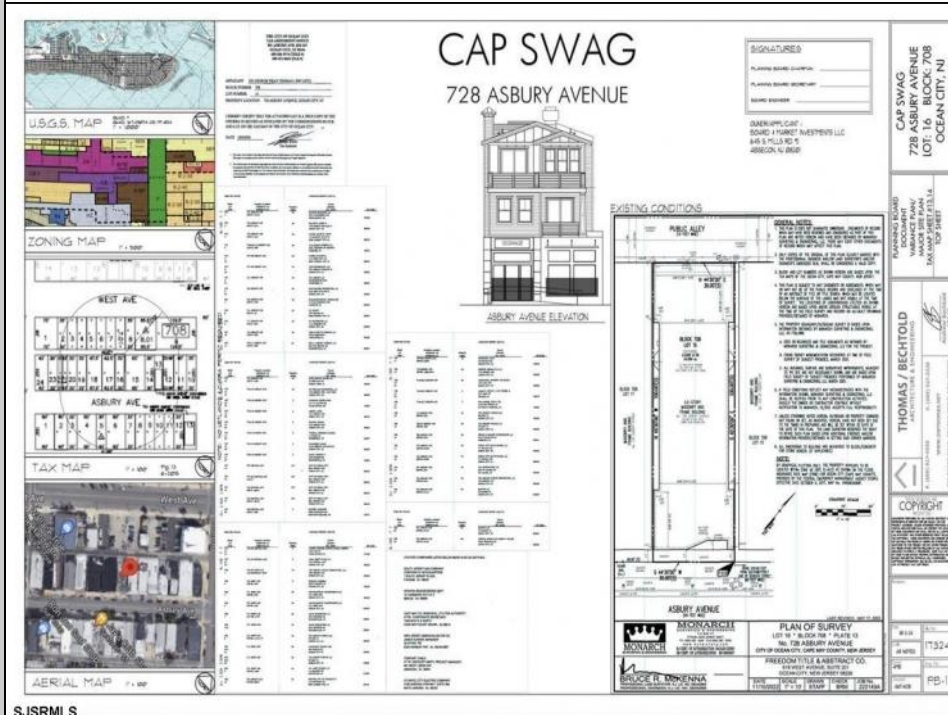
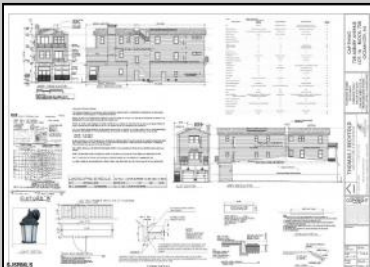
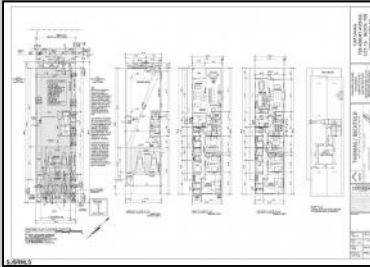
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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728 Asbury  
Ocean City, NJ 08226

Asking \$1,150,000.00



SJSRMLS

## 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.

## PROPERTY DETAILS

|                 |               |              |         |
|-----------------|---------------|--------------|---------|
| OutsideFeatures | ParkingGarage | Heating      | Cooling |
| Deck            | Two Car       | Forced Air   | Central |
| Sidewalks       |               | Gas-Natural  |         |
| HotWater        | Water         | Sewer        |         |
| Gas             | Public        | Public Sewer |         |



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