



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



Asking \$1,150,000.00



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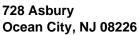














COMMENTS

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 Public **Public Sewer** Gas



Ask for Joe Young Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jty@bergerrealty.com

