



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



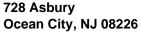












Asking \$1,150,000.00



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 Cityl'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 Gas Water Public

Sewer Public Sewer



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

