

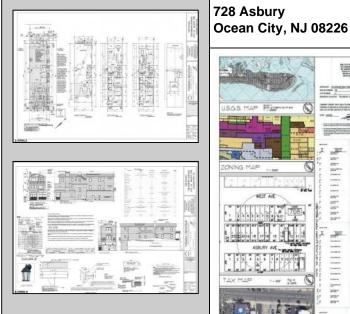


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mo@bergerreatty.com

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 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.

	PROP	ERTY DETAILS	
DutsideFeatures Deck Sidewalks	ParkingGarage Two Car	Heating Forced Air Gas-Natural	Cooling Central
HotWater Gas	Water Public	Sewer Public Sewer	
	Ask for Wend Berger Realty 109 E 55th S	/ Inc	DIA:2%