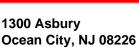




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





Asking \$315,999.00













## **COMMENTS**

Unlock the potential of this 1,000+ sq. ft. commercial space in the heart of downtown Ocean City! Positioned on a bustling street with heavy foot traffic, this versatile property is perfect for retail, office, or service-based businesses looking to thrive in a premier shore town. This exceptional commercial space is currently ready for an eye doctor\'s office, offering a seamless transition for an optometry or ophthalmology practice. The thoughtfully designed layout includes exam rooms, a reception area, workshop area, and a spacious optical display/showroom. Featuring both an open layout and large display windows for premium advertising, this space offers endless possibilities for customization. Surrounded by established businesses, this is an incredible opportunity to secure a high-exposure location in one of the Jersey Shore's most sought-after commercial districts. Don't miss out—schedule a showing today!

## PROPERTY DETAILS

PROPERTY DETAILS		
ParkingGarage	InteriorFeatures	Heating
1 to 5 Spaces	Display Windows	Forced Air
	Restroom	Gas-Natural
	Smoke/Fire Alarm	
	ParkingGarage	ParkingGarage InteriorFeatures 1 to 5 Spaces Display Windows Restroom

Cooling



HotWater Water Gas Public

Storage

Ask for Susan Goetz Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: goe@bergerrealty.com



Sewer

**Public Sewer**