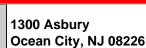




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





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

Cooling



HotWater Water Sewer Public Gas **Public Sewer** 

Storage

Ask for Steven Spengler 3160 Asbury Avenue, Ocean City

