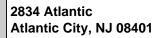




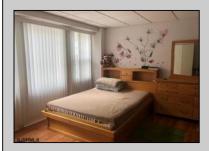
Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





Asking \$92,500.00













## **COMMENTS**

ATTENTION INVESTORS - Tenant Occupied Studio Apt. Studio units are the best buy in the building with maximum return. This is the only studio unit on the market at this time. Lowest price unit in the building. Occupied by long-term Tenant. Current lease through 9-30-2025. Rent \$1119 per month. Income from day one with no down time or fit up cost. Unit is professionally managed by Realty Solutions LLC. Conveniently located. Close to beach and boardwalk, Tropicana Hotel and Casino and the Baltimore Bar and Grill, Dunkin Donuts and 7-11 in walking distance along with shopping. Bus Stop at corner of Brighton. Building has Parking available on wait list at market rate. Parking Lot across street as well as street parking with permit / metered. NOTE: Photos taken prior to Tenant move in.

## **PROPERTY DETAILS**

ParkingGarage Heating Cooling HotWater
See Remarks Electric Wall Units Tankless-electric
Space/Wall/Floor

Water Sewer
Public Water Public Sewer



Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: jkh@bergerrealty.com

