

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**846 Central**  
**Ocean City, NJ 08226**

**Asking \$999,900.00**



## COMMENTS

Prime Mixed-Use Duplex Opportunity in the Heart of Ocean City, NJ! Located on the most prime corner in America's Greatest Family Resort, this high-exposure corner property is located right behind City Hall and sits on the gateway through downtown on 9th Street, the main artery leading to the boardwalk and beach. The commercial space is rented year to year (\$3,500 per mo. + utilities) complete with restaurant equipment, large walk-in, central air, and coveted outdoor dining. (furniture is owned by the restaurant owners) Above, is a very spacious two-story, 2-bedroom, 1.5-bath townhome apartment offering a great income producing rental, or have for personal use. This unit comes fully furnished and equipped featuring a spacious open layout, large dining room, and a fantastic porch overlooking 9th & Central, central air, and gas heat. There are currently 3 weeks booked from late June to mid July for \$7k. Whether you're an investor seeking prime rental income or an entrepreneur looking for unmatched downtown visibility, this property delivers. Don't miss this rare chance to own a cornerstone of Ocean City's bustling downtown!

## PROPERTY DETAILS

|                   |                        |                    |                 |
|-------------------|------------------------|--------------------|-----------------|
| Exterior<br>Vinyl | Heating<br>Gas-Natural | Cooling<br>Central | HotWater<br>Gas |
| Water<br>Public   | Sewer<br>Public Sewer  |                    |                 |



Ask for Tony Bono  
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