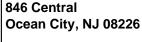




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com







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 Heating Cooling HotWater Vinyl Gas-Natural Central Gas

Water Sewer
Public Public Sewer



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

Email to: smc@bergerrealty.com

