

# Berger Realty

Since 1928



Berger Realty, Inc.  
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701 4th St  
Ocean City, NJ 08226

Asking \$1,575,000.00



SJSRMLS

## COMMENTS

Now available a mixed use building in Ocean City's beautiful and historic North End. The building is in the Residential R2 zone, and is preexisting non-conforming use for the restaurant, upstairs you will find the two residential units. Former home to 701 Mosaic, a fifty seat restaurant with approved sidewalk seating for additional guests, this unique three story building is full of potential. Upstairs on the third floor is a three bedroom, one bath unit with interior and exterior stairs for access. The second floor is the home of the owners, some modifications were made to the floor plan, turning the three bedroom space into a one bedroom, harvesting a bedroom for use as a walk in closet, and extra cold and dry storage for the restaurant in the other bedroom. Easily return to a three bedroom by opening an old doorway, and closing the door to the "closet". Let's make your ownership dreams come true, and schedule your showing appointment today!

## PROPERTY DETAILS

|                 |               |                    |             |
|-----------------|---------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Heating     |
| Sidewalks       | None          | Den/TV Room        | Baseboard   |
|                 |               | Dining Area        | Electric    |
|                 |               | Kitchen            | Forced Air  |
|                 |               | Laundry/Utility Rm | Gas-Natural |
|                 |               |                    | Heat Pump   |
|                 |               |                    | Multi-Zoned |



Ask for Lureen "Luc" Calcara  
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Sewer  
Public Sewer

