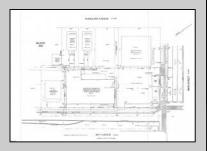
Asking \$3,999,000.00

## 900-908 Bay Ocean City, NJ 08232













## **COMMENTS**

TROPHY LOCATION - LOCATION - LOCATION! This super rare Double-Sized 227x107 HUGE CORNER LOT is located NEAR OPEN BAY in Ocean City NJ\'s Drive-in Business /Mixed-Use Zone and offers incredible ENDLESS POSSIBILITIES! Enlarge existing commercial expansion ideas and/or pursue various Mixed-Use Redevelopment Opportunities! Currently, there is a landmark operating business situated on the property known as "Island Beach Gear". Main retail floor boasts 8,400 sq ft with an additional 2,100 sq ft of storage on the 2nd floor off the back of the building with a total of 10,500 sq ft of operational retail space, plus a large parking lot and delivery trailer access in the side of building. Approved uses in this zone include retail, professional office, food service/restaurants, drive thru business, and many others. There is an easement off the backside of the property for the benefit of the owner. In past years, existing business owners secured approvals for an expansion of the existing retail operation which included a two-story building (images of approved plans are included). Another fabulous option is redevelopment! The coveted commercial 100x107 corner parcel boasts the highest traffic intersection in all of Ocean City which translates to high volume traffic and lucrative profits for any business with the highest visibility like no other which you want to design and call your own for this corner. Current tenant will vacate upon sale of property. Once an owner of the property, you may also opt to pursue a variety of mixed-use options, or apply for subdivision for residential use approval, which currently has precedent on the rest of the block. As per most recent sold comparables, property is attractively priced for a quick AS IS sale. Call us directly for more specific details, to schedule a private showing and make an offer today!

PF	20	PFF	?T\	<i>/</i> $\Gamma$	FT	ΔΙ	18	

Exterior OutsideFeatures
Block Loading Dock
Security Light/System
Storage Building
Truck Door

ParkingGarage 11 or More Spaces InteriorFeatures
Display Windows
Fire Sprinkler System
Handicap Features
Restroom
Security System
Smoke/Fire Alarm
Storage

BasementHeatingCoolingHotWaterCrawl SpaceGas-NaturalCentralElectric

Water Sewer
Public Public Sewer





Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com



Ask for Cynthia Henes
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: cah@bergerrealty.com

