

Berger Realty

Since 1928



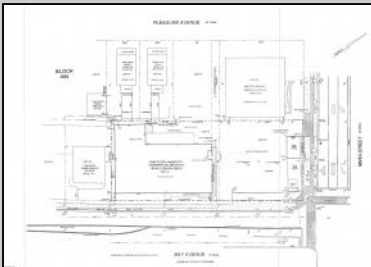
Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



**900-908 Bay
Ocean City, NJ 08232**

Asking \$3,999,000.00



COMMENTS

TROPHY LOCATION - LOCATION - LOCATION! This super rare Double Lot 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. Call us directly for more specific details, to schedule a private showing and make an offer today!

PROPERTY DETAILS

Exterior



Water
Public

Outside Features

Loading Dock
Security Light System
Storage Building
Truck Door

Heating
Gas-Natural

Sewer
Public Sewer

Parking/Garage

11 or More Spaces

Interior Features

Display Windows
Fire Sprinkler System
Handicap Features

Ask for Matthew Galownia

Berger Realty Inc

1670 Boardwalk, Ocean City

Call: 609-391-0500

Email to: gmj@bergerrealty.com

Cooling
Central

