

# Berger Realty

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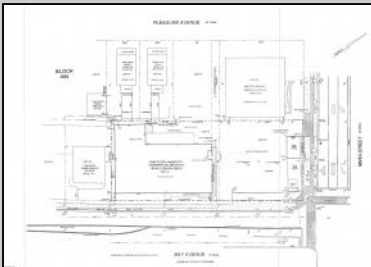
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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900-908 Bay  
Ocean City, NJ 08232

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  
Seal for 1000 lbs  
Storage Building  
Truck Door

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

Heating  
Gas-Natural

Sewer  
Public Sewer

### Parking/Garage

11 or More Spaces

### Interior Features

Display Windows  
Fire Sprinkler System  
Handicap Features

