



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



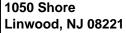












Asking \$849,000.00



## COMMENTS

Unlock four streams of steady income with this unique, versatile property in the heart of Linwood! 1050 Shore Road offers a rare combination of commercial and residential units, making it a perfect addition to any investor's portfolio. Commercial Space: High-visibility storefront ideal for retail, office, or service businesses.3 Bed / 2 Bath Residential Unit: Spacious layout, modern updates, and private access — perfect for a premium rental. 2 Bed / 1 Bath Residential Unit: Efficient and charming, ready for consistent rental income. Rented Garage: Bonus income stream with flexible usage options. Additional features include ample parking for tenants and customers, a high-traffic location, and flexible zoning that maximizes future value potential. Whether you're looking to cash flow immediately or hold long-term in one of South Jersey's most desirable communities, 1050 Shore Road is a must-see. Don\'t miss this 4-in-1 investment gem — schedule your private tour today! AS IS 7.25% CAP

| PROPERTY DETAILS |           |         |        |  |
|------------------|-----------|---------|--------|--|
| ParkingGarage    | Heating   | Cooling | Water  |  |
| One Car          | Baseboard | Central | Public |  |

Sewer Public Sewer



Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: geh@bergerrealty.com

