



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



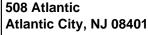












Asking \$1,800,000.00



COMMENTS

This is a rare and exceptional business opportunity located in a high-traffic area on Atlantic Avenue, offering over 10,000 square feet of versatile space. Previously configured as 8 individual stores, the property has been seamlessly converted into one large, open warehousestyle layout, ideal for a variety of business uses. The lot itself spans nearly 14,000 square feet, providing ample room for expansion or additional business needs. One of the standout features of this property is the 40 parking spaces, making it one of the few properties on Atlantic Avenue with such a significant parking capacity, offering both convenience for customers and employees. This location is perfect for businesses such as retail, wholesale, service-oriented enterprises, or even as a corporate headquarters. Its combination of high visibility, ample space, and rare parking availability makes this property a prime choice for any business looking to establish itself in a thriving area. Don/'t miss out on this tremendous opportunity to secure a highly sought-after property with room for growth. **PROPERTY DETAILS**

Exterior Aluminum Stucco

OutsideFeatures Security Light/System

Sign

ParkingGarage 11 or More Spaces Other (See Remarks)

InteriorFeatures **Display Windows** Fire Sprinkler System Restroom Security System Smoke/Fire Alarm Storage



Ask for Jeff Haas CoBleger Realty IncHotWater Wall Units 55th St., Ocean City Call: 609-399-4211 Email to: jsh@bergerrealty.com

