



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,800,000.00

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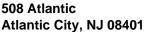


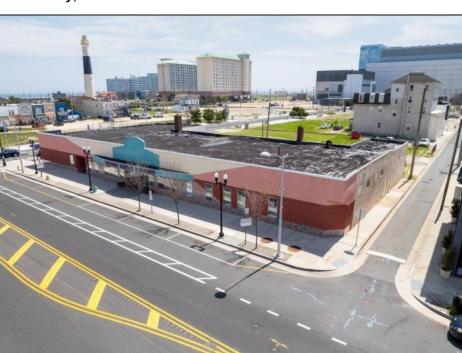












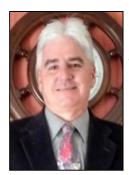
## **COMMENTS**

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 warehouse-style 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 OutsideFeatures
Aluminum Security Light/System
Stucco Sign

ParkingGarage 11 or More Spaces Other (See Remarks) InteriorFeatures
Display Windows
Fire Sprinkler System
Restroom
Security System
Smoke/Fire Alarm
Storage



Ask for John Tonkinson

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Wall Julius

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