

# Berger Realty

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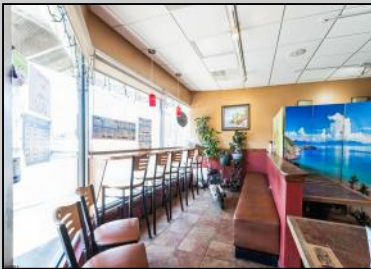
Berger Realty, Inc.  
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Ocean City, NJ 08226  
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503-505 9th  
Ocean City, NJ 08226

Asking \$2,499,999.00



## COMMENTS

Golden Investment Opportunity – Prime Downtown Ocean City Real Estate! Here's your rare chance to capture both the "Golden Goose" and the "Golden Eggs"! Located at the high-traffic corner of 9th Street & Central Avenue, this offering includes: Two Commercial Units (503 & 505) — Highly visible and currently leased to a thriving restaurant with approx. 2000 sq ft (business not included in sale). Four 2-Bedroom, 1-Bath Apartments — Fully leased at \$1,600/month each, providing immediate rental income. This is a trophy location on the northeast corner of 9th & Central, delivering excellent visibility from both foot traffic and beach-bound vehicles. Key Highlights: Prime downtown Ocean City address Established rental income stream Strong commercial tenant in place High-visibility corner lot Don't Miss Out — Opportunities like this don't come often. Secure a premier income-generating property in the heart of Ocean City today!

## PROPERTY DETAILS

Exterior Brick	ParkingGarage None	InteriorFeatures 220 Volt Electricity Fire Sprinkler System Restroom Smoke/Fire Alarm	Basement Slab
Heating	Cooling Window Units	HotWater Electric	Water Public



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