

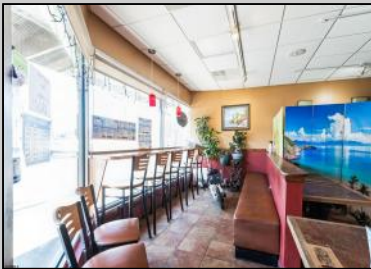
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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 | ParkingGarage | InteriorFeatures      | Basement |
| Brick    | None          | 220 Volt Electricity  | Slab     |
|          |               | Fire Sprinkler System |          |
|          |               | Restroom              |          |
|          |               | Smoke/Fire Alarm      |          |

|         |              |          |        |
|---------|--------------|----------|--------|
| Heating | Cooling      | HotWater | Water  |
|         | Window Units | Electric | Public |

Ask for Duane Jarvis

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