

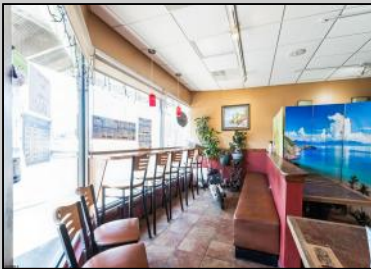
Berger Realty

Since 1920



Berger Realty, Inc.
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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). Three (ea) 3-Bedroom 1-Bath Apartments & 1 (ea) 3 bedroom 2 bath apartment — 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
Window Units

HotWater
Electric

Water
Public

Ask for F. Evans Campbell

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