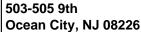




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







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



HotWater Cooling Window Units Electric Ask for Patricia Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City

Email to: tcm@bergerrealty.com

Call: 609-399-0076



Water

Public