

Berger Realty

Since 1920



Berger Realty, Inc.
3160 Asbury 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 – Downtown Ocean City ?? Northeast Corner of 9th Street & Central Avenue ?? Rare Chance to Own the Golden Goose – and the Golden Eggs! ?? What's Included: ? 2 Commercial Units (503 & 505) Currently leased to an established restaurant (business not included in sale) High-visibility corner with excellent foot and vehicle traffic ? 4 Residential Units Three 2 Bedrooms / 1 Bath; One 2 bedroom / 2 bath Fully leased at \$1,600/month per unit Immediate, stable rental income ?? Investment Highlights: ?? Turnkey rental income from residential units ?? Reliable commercial lease in place ????? Prime beachgoer and tourist traffic location ?? High-exposure downtown lot ?? Strong Income-Producing Asset ?? Total Monthly Residential Income: \$6,400 ?? Unmatched Location | ??? Beach Access Nearby | ?? High Demand Area ?? Don't Miss This Opportunity! Call now to schedule a private showing or request more details.

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



Ask for Suzanne Hampton
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