



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



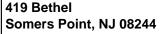












Asking \$449,900.00



## COMMENTS

Prime Commercial Opportunity in High-Traffic Location! Positioned in one of the area\'s most sought-after corridors, this exceptional commercial property offers outstanding visibility and convenience — just minutes from major highways, top shopping centers, and established medical facilities. Whether you're looking to open your own professional practice, launch a new office, invest, or do a combination of both, this property provides the flexibility and potential you've been searching for. This building delivers immediate income with the added advantage of new leases coming due within the year, allowing for potential rent adjustments or reconfiguration to suit your vision. The property's high exposure, easy accessibility, and strong surrounding demographics make it a rare find. Don't miss out on owning a versatile, high-demand asset in a location that supports success and long-term growth!

PROPERTY DETAILS				
Exterior Frame/Wood Vinyl	ParkingGarage 11 or More Spaces	Heating Gas-Natural	Cooling Central	



Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

