



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



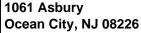












Asking \$2,950,000.00



COMMENTS

Welcome to 1061 Asbury Ave, one of Ocean City's premier mixed use buildings in the downtown Asbury Area. This sale is for **Real Estate ONLY** and does NOT include the sale of Starbucks business in any way, shape, or form. The first floor is a commercial unit with a well established, premier tenant on a long term lease and the second floor is a gorgeous 4 bedroom, 2 bathroom condo with an amazing outdoor space, perfect for entertaining. This unit is currently being used as a short term rental with some 2025 rentals in place. There is one off-street parking spot for the commercial unit and two off-street parking spots for the residential unit so no need to worry about parking! Sit back and enjoy steady long term rent from your commercial tenant while you maximize the rental income in the short term market upstairs! Don't sleep on this one because it won't last!

PROPERTY DETAILS			
Exterior Brick Face Stucco Vinyl	ParkingGarage 1 to 5 Spaces Off Street	InteriorFeatures Restroom	Basement Slab
Heating	Cooling	HotWater	Water
Gas-Natural	Central	Gas	Public
Multi-Zoped	Gas		
	Multi-Zoned Ask for Lauren Greiner Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: Img@bergerrealty.com		