



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$2,950,000.00

info@bergerrealty.com

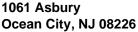














COMMENTS

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

| OutsideFeatures | ParkingGarage | OtherRooms | Basement |
|-----------------|---------------|-------------|----------|
| Curbs | None | Dining Area | Slab |
| | | Kitchen | |

Living Room

Heating Cooling HotWater Water Gas-Natural Central Gas Public



Ask for Cassidy Fletcher
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: crf@bergerrealty.com

