



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

Asking \$2,950,000.00

info@bergerrealty.com

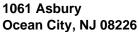
















COMMENTS

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 Dining Area Kitchen Living Room	Basement
Curbs	None		Slab
Heating Gas-Natural Multi-Zoned	Cooling Central	HotWater Gas	Water Public

Ask for Donna M. Drohan Sewer **Public Sewer** Berger Realty Inc

1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: dmd@bergerrealty.com

