

# Berger Realty

Since 1920



Berger Realty, Inc.  
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1061 Asbury  
Ocean City, NJ 08226

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

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



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