

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
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16-20 Roosevelt Blvd  
Marmora, NJ 08223

Asking \$889,900.00



## COMMENTS

Amazing opportunity to grow your business with 2 detached buildings sitting on a huge 155' x 185' lot. Your business will experience fantastic exposure and visibility being located on one of the primary arteries in and out of Ocean City with North & South Parkway entrances/exits just a few hundred yards away. Building A features approximately 2194 sq. ft. plus many interior and exterior upgrades and improvements. Recently operated as a state of the art health & wellness center; it's now vacant and ready for your business to move in. Building B offers approximately 1624 sq. ft. and is currently leased to help you cover expenses. Call for lease details. "Town Center Core" zone permits wide range of uses. Dream big and make your appointment to see it today.

## PROPERTY DETAILS

|                                    |                                                        |                                             |                              |
|------------------------------------|--------------------------------------------------------|---------------------------------------------|------------------------------|
| Exterior<br>Vinyl                  | OutsideFeatures<br>Sign                                | ParkingGarage<br>11 or More Spaces<br>Paved | InteriorFeatures<br>Restroom |
| Basement<br>Crawl Space<br>Partial | Heating<br>Baseboard<br>Forced Air<br>Hot Water<br>Oil | Cooling<br>Central                          | Water<br>Public              |



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