



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



Asking \$1,300,000.00

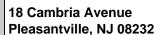














## **COMMENTS**

Outstanding Investment Opportunity! This income-producing property features two buildings totaling 10,000 SF. The first is a 6,800 SF flex building with six identical warehouse bays—each with 12' overhead doors, 14' ceilings, a private restroom, and separately metered electric and gas. The second building offers a 2,200 SF warehouse paired with a 1,000 SF office/showroom, ideal for a single tenant. Fully leased with four tenants across seven units, this property demonstrates the strong demand for small-to-mid-size commercial spaces. Generates a solid \$150,000 in gross income with just \$39,540 in current owner expenses. This is a turnkey, cashflowing asset you don't want to miss! Call for Marketing Package and Floor Plans.

## **PROPERTY DETAILS**

Exterior OutsideFeatures ParkingGarage InteriorFeatures
Masonry Sign 11 or More Spaces 220 Volt Electricity
Vinyl Off Street Restroom

Heating Gas-Natural Multi-Zoned



Ask for Joyce McMahon Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jmm@bergerrealty.com

