



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

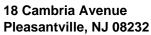














COMMENTS

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, 16' 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 Karen A. Becker Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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