



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$1,300,000.00

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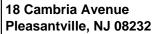














## **COMMENTS**

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 DETAIL	
rior	OutsideFeatures	ParkingG

Exterior Outside Masonry Sign Vinyl

ParkingGarage 11 or More Spaces Off Street InteriorFeatures 220 Volt Electricity Restroom

Heating Gas-Natural Multi-Zoned



Ask for Kevin Halliday
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