



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,300,000.00

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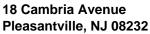














COMMENTS

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 DETAILS

Exterior OutsideFeatures
Masonry Sign
Vinyl

ParkingGarage In 11 or More Spaces 22 Off Street R

InteriorFeatures 220 Volt Electricity Restroom

Heating Gas-Natural Multi-Zoned



Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

