



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



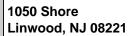


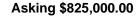














## **COMMENTS**

Unlock four streams of steady income with this unique, versatile property in the heart of Linwood! 1050 Shore Road offers a rare combination of commercial and residential units, making it a perfect addition to any investor's portfolio. Commercial Space: High-visibility storefront ideal for retail, office, or service businesses.3 Bed / 2 Bath Residential Unit: Spacious layout, modern updates, and private access — perfect for a premium rental. 2 Bed / 1 Bath Residential Unit: Efficient and charming, ready for consistent rental income. Rented Garage: Bonus income stream with flexible usage options. Additional features include ample parking for tenants and customers, a high-traffic location, and flexible zoning that maximizes future value potential. Whether you're looking to cash flow immediately or hold long-term in one of South Jersey's most desirable communities, 1050 Shore Road is a must-see. Don\'t miss this 4-in-1 investment gem — schedule your private tour today! AS IS 8% CAP RATE!!! \$6,880 Monthly Income

## PROPERTY DETAILS

ParkingGarageHeatingWaterSewerOne CarBaseboardPublicPublic Sewer



Ask for Chris Warren Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: caw@bergerrealty.com

