



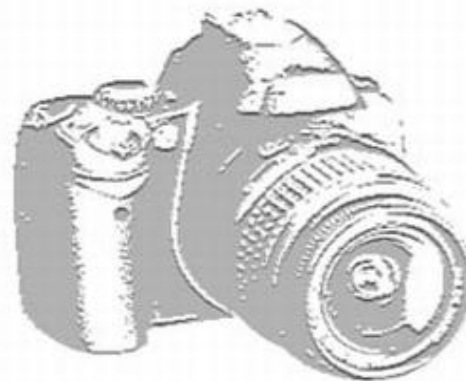
Berger Realty, Inc.
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Ocean City, NJ 08226
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410 Main
Pleasantville, NJ 08232

Asking \$349,900.00

PHOTO NOT AVAILABLE



COMMENTS

This modern commercial building is ideally located in a high-traffic area, offering excellent visibility and accessibility for professionals. Just off the Black Horse Pike, with direct routes to Atlantic City, the Downbeach communities, the Expressway, Parkway, and mainland towns, it's perfectly positioned for business success. The property is in move-in condition, a convenient delivery door, new roof, newer siding, security system and more. A key advantage of this property is its flexibility—both the rear receiving area and the second floor can be rented separately, creating additional income opportunities or accommodating multiple tenants. The The downstairs has a full bath and pantry. Upstairs you have the convenience of a half bath. The site has 12 off street parking spots with opportunity to add additional spots. This is a rare opportunity to secure a turnkey commercial property with built-in investment potential in a prime location. Owner will also sell partially furnished.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Fence Truck Door	11 or More Spaces Off Street Paved	Other (See Remarks) Restroom Security System Smoke/Fire Alarm Storage



Cooling
Call for Barbara Vaccalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

HotWater
Vaccalli

Water
Public

