

# Berger Realty

Since 1928



Berger Realty, Inc.  
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900 Wesley  
Ocean City, NJ 08226

Asking \$159,900.00



## COMMENTS

Turnkey Commercial unit in the Sun Beach conveniently located on 9th St. This high visibility location offers plenty of foot traffic! The Sun Beach also offers a heated pool, onsite coin laundry, storage, an upper-level sun deck, Wi-Fi and cable! Monthly HOA fee is \$349.78 .

## PROPERTY DETAILS

|                                   |                                         |                       |                                                                                          |
|-----------------------------------|-----------------------------------------|-----------------------|------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                 | OutsideFeatures<br>Fence<br>Restrooms   | ParkingGarage<br>None | InteriorFeatures<br>Display Windows<br>Handicap Features<br>Restroom<br>Smoke/Fire Alarm |
| Basement<br>6 Ft. or More<br>Room | Heating<br>Electric<br>Space/Wall/Floor | Cooling<br>Wall Units | HotWater<br>Electric                                                                     |
| Water<br>Public                   | Sewer<br>Public Sewer                   |                       |                                                                                          |



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