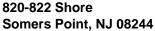




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 REALTOR





Asking \$789,000.00











## **COMMENTS**

Legal duplex in the heart of the village with flexible mixed-use zoning. Unit 820 allows commercial/residential use—ideal for a home office or small business. Unit 822 is zoned for professional or residential use. Previously city-approved as two condos, now restored to duplex layout. Includes 6 off-street parking spaces. Walk to restaurants, bars, Gateway Playhouse, the new Paddle Club, marina, and beach. Perfect for investors, live/work buyers, or business owners. Subject to city approval for mixed-use combinations.

**PROPERTY DETAILS** 

OutsideFeatures Curbs Porch Sidewalks	ParkingGarage None	Basement Unfinished	Heating Forced Air
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer



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