



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



Asking \$1,450,000.00

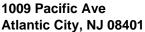














## **COMMENTS**

Great location across the street from the Hard Rock Casino. There are two (2) units. One of the units is vacant for you to lease for about \$3,500/month. The other unit is a food store and has been there for 17 years and wants to renew long-term lease in October for \$8,000/mo. Property was fully rehabbed in 2008, including a new roof, which was redone in 2018. Property has great, steady income. Current owner can quickly lease vacant unit if desired by buyer. Also, with 20% downpayment, Seller may offer owner financing.

PROPERTY DETAILS			
Exterior Block	OutsideFeatures Sign	ParkingGarage 1 to 5 Spaces	InteriorFeatures 220 Volt Electricity Restroom Smoke/Fire Alarm
Heating Electric	Cooling Central	HotWater Electric	Water Public



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