



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

Asking \$1,450,000.00

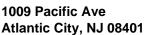














## **COMMENTS**

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



Ask for Dave Zelinski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: djz@bergerrealty.com

