



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$1,450,000.00

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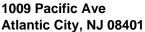














## **COMMENTS**

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.

| downpayment, Seller may oner owner illianding. |                                      |  |
|--|--------------------------------------|--|
| PROPERTY DETAILS                               |                                      |  |
| OutsideFeatures<br>Sign                        | ParkingGarage<br>1 to 5 Spaces       | InteriorFeatures<br>220 Volt Electricity<br>Restroom<br>Smoke/Fire Alarm             |
| Cooling<br>Central                             | HotWater<br>Electric                 | Water<br>Public  |
|  | PROPERT OutsideFeatures Sign Cooling | PROPERTY DETAILS  OutsideFeatures ParkingGarage Sign 1 to 5 Spaces  Cooling HotWater |



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