



200-206 11th  
Ocean City, NJ 08226

Asking \$1,200,000.00



### COMMENTS

Great investment opportunity in a prime location on the corner of 11th & Haven Ave in downtown OCNJ! This whole building sale includes 4 separate commercial units, 1 being a restaurant and 3 being office or retail space. All 4 units have separate gas, electric, and water meters. Each unit also has a separate tax bill, each being around \$1,300 per year. Lot size is 90 x 115. Property being sold in "as is" condition. Great location! Great potential rental income! Great value! Great business/investment opportunity! See you on the Beach!

### PROPERTY DETAILS

|                         |                                      |   |  |
|-------------------------|--------------------------------------|---|--|
| Exterior<br>Frame/Wood  | OutsideFeatures<br>Sign              | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>220 Volt Electricity<br>Restroom<br>Smoke/Fire Alarm |
| Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central                      | HotWater<br>Gas  |
| Water<br>Public         | Sewer<br>Public Sewer                |   |  |



Ask for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com

