

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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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                |                                                           |                                                                          |



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