



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



Asking \$1,250,000.00

info@bergerrealty.com

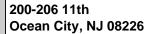














COMMENTS

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!

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Exterior Frame/Wood	OutsideFeatures Sign	ParkingGarage 11 or More Spaces	InteriorFeatures 220 Volt Electricity					
		Off Street Paved	Restroom Smoke/Fire Alarm					

Basement	Heating	Cooling	HotWater
Crawl Space	Forced Air	Ceiling Fan(s)	Gas
	Gas-Natural	Central	

Water Sewer
Public Public Sewer



Ask for Phillip Bellucci Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com

