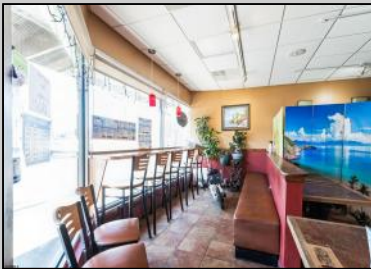




503-505 9th  
 Ocean City, NJ 08226

Asking \$2,374,999.00



### COMMENTS

Golden Investment Opportunity – Prime Downtown Ocean City Real Estate! Here's your rare chance to capture both the golden goose and the golden eggs! Located at the high-traffic corner of 9th Street & Central Avenue, this offering includes: Two Commercial Units (503 & 505) — Highly visible and currently leased to a thriving restaurant with approx. 2000 sq ft, monthly rental is \$3957 lease ending November with 3% annual increase (business not included in sale). Three (ea) 3-Bedroom 1-Bath Apartments & 1 (ea) 3 bedroom 2 bath apartment — Fully leased at \$1,600/month each, providing immediate rental income. This is a trophy location on the northeast corner of 9th & Central, delivering excellent visibility from both foot traffic and beach-bound vehicles. Key Highlights: Prime downtown Ocean City address Established rental income stream Strong commercial tenant in place High-visibility corner lot Don't Miss Out — Opportunities like this don't come often. Secure a premier income-generating property in the heart of Ocean City today! Property is being sold "As Is". Inspections performed are for informational purpose only. Owners will consider selling separate addresses. For example, separate offers on 503 or 505

### PROPERTY DETAILS

Exterior	Parking/Garage	Interior Features	Basement
Brick	None	220 Volt Electricity	Slab
		Fire Sprinkler System	
		Restroom	
		Smoke/Fire Alarm	



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