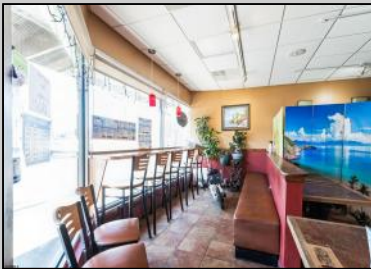




503-505 9th  
Ocean City, NJ 08226

Asking \$2,499,999.00



### 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.

### PROPERTY DETAILS

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



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Cash/Water  
Electric  
Public

