

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1312 Asbury, Ocean City, NJ, 08226

Price \$259,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 17      |
| Listing #    | 582091  |
| Taxes        | 1289.00 |



### COMMENTS

*Downtown Commercial Investment Opportunity! Long Term AAA tenant in place on yearly lease with \$22,000+ income. Lease can be terminated by a New Owner with 60 day Notice. Well maintained building with New Roof, Updated Electric Meters /Lines. Attractive office with great foot traffic and visibility. Great Location for your New professional office or Retail Establishment. Ow...*

### PROPERTY FEATURES

|                    |                               |  |                                      |
|--------------------|-------------------------------|--|--------------------------------------|
| Exterior<br>Vinyl  | ParkingGarage<br>None         | InteriorFeatures<br>220 Volt Electricity<br>Restroom<br>Smoke/Fire Alarm | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Central | HotWater<br>Tankless-electric | Water<br>Public  | Sewer<br>Public Sewer                |

### CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.



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