



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



200-206 11th, Ocean City, NJ, 08226

Price \$1,250,000.00



#### PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  |        |
| Bedrooms     | 0      |
| Baths Full   | 0      |
| Baths Half   | 0      |
| Year Built   |        |
| Type         |        |
| Block Number | 1106   |
| Listing #    | 601151 |
| Taxes        |        |

#### 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 FEATURES

|                         |                                      |                                                           |                                                                          |
|-------------------------|--------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------|
| 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                |                                                           |                                                                          |

#### 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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