



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

REALTOR

Asking \$475,000.00

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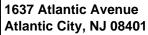














## **COMMENTS**

INVESTOR ALERT- Turn Key Cash Flowing Commercial Mixed Use property! 4,602.00 approx sq.ft mix use building with a store front and 2 apartments. All units separate gas and electric. First Floor is a Commercial storefront with private bathrooms. The commercial space is approximately 2,200 square feet. Apartment 1 has Three bedrooms. Apartment 2 is renovated/remodeled Two bedroom with Den/extra sleeping area is located in the heart of it all !!! Den is located on the lower level of this two story unit. Plus very large private deck off the kitchen. New Kitchen ,Flooring ,lighting, doors plus all new trim. Freshly painted Close to the Atlantic City Hospital ,Casinos , beach and boardwalk. Convenient location for Casino or Hospital workers!!! Annual NOI of \$50,250.00 cap rate of at 10% \$502,500. 9% \$558,333. 8% \$628,125.Rental Income rent: Storefront \$2,500.00 or \$30,000.00 per year , Second floor \$1,650.00 or \$19,800.00 per year . Third floor \$1,650.00 or \$19,800 per year . annual income of \$69,600.00 .Water & Sewer \$1,100.00 per year.

## PROPERTY DETAILS

ParkingGarage None InteriorFeatures Display Windows Restroom Smoke/Fire Alarm Storage Heating Gas-Natural Water Public



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