

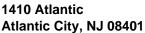


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Asking \$399,000.00











COMMENTS

Atlantic Avenue 1400 Block between New York Ave. and Tennessee Avenues. Very good retail location with excellent foot traffic. Store has 25\' frontage with a depth of 150\' to rear roadway for access and deliveries. First floor is 3,750 SF ideal for all retail and office uses. Property was approved by the CRDA in 2023 for a Cannabis retail dispensary and has architectural plans. There are approvals for the location and plans for construction that are subject to a punch list of items to be addressed to complete the approval process. Seller would consider providing financing to a qualified buyer at 5% interest rate with 50% of the purchase price down payment or 6.5% interest rate with 35% down payment. Seller\'s are serious about Selling the property.

PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage
Brick Security Light/System None
See Remarks See Remarks
Stone

InteriorFeatures
220 Volt Electricity
Display Windows
Restroom
Smoke/Fire Alarm
Storage
Three Phase Electric

Heating Cooling HotWater Water

Resoboard Central Gas Public



Ask for Brent Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bak@bergerrealty.co

