

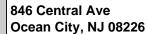


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$925,000.00











## **COMMENTS**

Don't just own a unit, own the whole building! Investors don't want to miss this great new opportunity in the heart of Ocean City located on the corner of 9th & Central. This is a duplex with one commercial unit and one residential unit. Very well maintained building. Located a few short blocks from the beach and boardwalk. Newer roof, boiler for heating system, tankless hot water system and AC in the restaurant. Ground floor restaurant seats 38 inside and has additional seating outside. Restaurant is currently under lease until 10/14/24. The upper cottage is a 2-level unit that features: a large open floor plan with a powder room and a covered porch off of the living room, two bedrooms, large hall closet, a large full bathroom. Property and building are for sale, the business is not included in the sale. This is a MUST SEE

## PROPERTY DETAILS

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Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Restrooms	None	220 Volt Electricity
	Sign		Display Windows
			Restroom
			Smoke/Fire Alarm

Basement Heating Cooling HotWater
Slab Baseboard Central Tankless-gas
Hot Water



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