



846 Central Ave  
Ocean City, NJ 08226

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

Exterior Vinyl	OutsideFeatures Restrooms Sign	ParkingGarage None	InteriorFeatures 220 Volt Electricity Display Windows Restroom Smoke/Fire Alarm
Basement Slab	Heating Baseboard Hot Water	Cooling Central	HotWater Tankless-gas



Ask for James Monteleone  
Senior Broker  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

