

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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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 Lureen "Lani" Calcara
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