



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





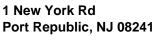


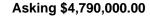


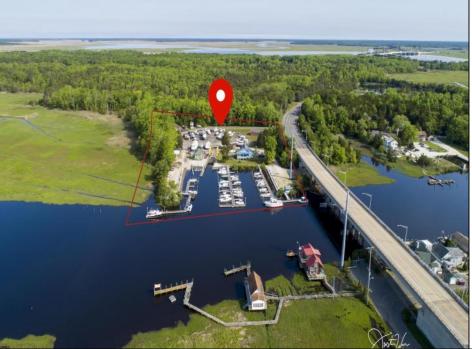












## **COMMENTS**

Magnificent Leisure Property Investment! 60 Floating Slip Marina, on Nacote Creek, with Owners slip, fully rented & equipped with water & electric, appx 30 mins by boat to Atlantic City, Long Beach Island & nearby waterfront dining, Leased 20x40 Warehouse, two additional out bldgs for storage, detached workshop offers ship store, 2Bed/1Bath Gorgeous Residential Home with attached 1Bed/1Bath Apt/long term tenant in place, additional duplex recently renovated offers 1Bed/1Bath unit/long term tenant in place & possible studio unit, house & all buildings have newer roofs, winter/summer prep services & storage offered, with renewed winter storage customers, in water season April-November, with extended season at a monthly rate, multiple additional income possibilities, sale will include 30 ton travel lift, 2021 Kubota Backhoe, 4000 lb Clark forklift, 6 yard trailers, appx 250 boat stands, appx 400 keel blocks, Turnkey business with repeat seasonal customers.

## PROPERTY DETAILS

Exterior See Remarks OutsideFeatures Dock/Pier/Slip Recreation Facilities Restrooms Security Light/System See Remarks Sign

Storage Building

ParkingGarage 11 or More Spaces InteriorFeatures Other (See Remarks) Smoke/Fire Alarm Storage



Ask for Marianne Johnsen

CoBeger Realty IncHotWater

Central Ocean City

Ask for Marianne Johnsen

Cobeger Realty IncHotWater

Central Ocean City

ัวไว้60 Asbury Avehันัย, Ocean City Call: 609-399-0076

Email to: maj@bergerrealty.com



Water