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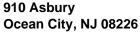


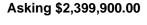














COMMENTS

Commercial opportunity in the downtown area of Ocean City. The building offers over 4,800 square feet of finished space, huge windows for display that face busy Asbury Ave. Currently set up as fitness center which includes a main gym, yoga room, massage room, reception area, juice bar with seating, large lunch room and his/hers locker rooms. Additional features include: security system, customized sound and light systems in all rooms, soaring vaulted ceilings in the main gym, entry and juice bar areas, tons of natural light from the front windows, and storage.

PROP	ERTY	DET/	AILS

OutsideFeatures ParkingGarage InteriorFeatures Heating 220 Volt Electricity Security Light/System None Gas-Natural 440 Volt Electricity Display Windows Fire Sprinkler System

Handicap Features Restroom Security System Smoke/Fire Alarm Storage

Water

Public Gas Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City

Call: 609-399-4211

HotWater

Email to: cll@bergerrealty.com

Sewer Public Sewer

