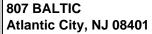




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

oc17@BergerRealty.com





Asking \$1,475,000.00











## COMMENTS

ON THE CORNER OF A MAJOR THOROUGHFARE COMING INTO THE CITY IS A 15,000 SQ FT OF WAREHOUSE WHICH HAS BEEN FITTED OUT AS A MIXED COMMERCIAL USE ONE SECTION OF THE WAREHOUSE IS USED FOR AN AXE THROWING VENUE THE OTHER 2 PARTS CRAFTED BEERS AND SPIRITS. 3500 SQ FT IS USED FOR STORAGE BUT IS READY TO BE FITTED OUT FOR WHAT USE THAT CONFORMS. STOP BY TAKE TOUR OF THE CRAFTED BEER OR AROUND THE BACK TAKE TOUR OF CRAFTED SPIRITS AND WHISKEYS. THEIR IS EXTRA LOTS TO EXPAND FOR PARKING OR BUIDING. IF YOU MOVE QUICK WE CAN INCLUDED ALMOST AN ENTIRE CITY BLOCK WHICH HAS A 12 UNIT BUILDING DUPLEX TRIPLEX FOR \$2,375,000 ONLY ONE LOT MISSING TO HAVE ENTIRE BLOCK. ONE OF THE SELLERS HOLDS A NEW JERSEY REAL ESTATE LICENSE. JUST A FACT SELLING WARHOUSE LESS THAN \$100 A SQUARE FT U CAN'T BUILD FOR THAT

## **PROPERTY DETAILS**

Exterior OutsideFeatures ParkingGarage 11 or More Spaces Stucco Fence Security Light/System

InteriorFeatures 220 Volt Electricity Restroom Security System

HotWater

Gas



Cooling Heating Forced Air Central GaAskatfootiTroy Eggie Berger Realty Inc Sew870 Boardwalk, Ocean City Public Sewer 391-0500 Email to: tde@bergerrealty.com