



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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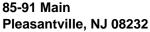
















COMMENTS

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! Interest Rates are Down!! Great Investment Rental & Commercial Opportunity. Boasting 4-6 UNITS. Former Usages: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 Bedroom Apartments ~rentals in area \$2300 monthly; All have separate Utility meters. A new Roof in 2009. Newer Central Air in store is less than 2 yr—ample storage in rear & full basement. Newer appliances; Electric & Plumbing upgraded 2010. Spacious apartments boast H/W flooring throughout, ElK/Dining Area. New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with a Two-Street access. High Visibility: Bus stops at corners, heavy foot & car traffic. Mins to AC Exwy & GSP; 24-hr appt is necessary, and LB will accompany. GRANTS & SBA LOANS TQB. Call for details. Selling as-is where-is. No warranties or guarantees by the Owner or Broker. Buyer is responsible for satisfying Buyer-Broker Commission and any lender /municipal requirements to secure financing and certificate of occupancy.

PROPERTY DETAILS

Exterior Brick Vinyl OutsideFeatures Fence Security Light/System Sign Storage Building ParkingGarage 6 to 10 Spaces Off Street Other (See Remarks)

Paved

Ask for Alexandra Aylward
Berger Realty Inc
109 E 55th St., Ocean City
Hearing: 609-399-42 Coling
Foregraphir to: aaa@bergerarealty.com
Gas-Natural Wall Units

InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Other (See Remarks) Restroom

Restroom
Security System
Smoke/Fire Alarm

