

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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85-91 Main
Pleasantville, NJ 08232

Asking \$650,000.00



SJSRMLS

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, EIK/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 | OutsideFeatures | ParkingGarage | InteriorFeatures |
|----------|-----------------------|---------------------|------------------------|
| Brick | Fence | 6 to 10 Spaces | 220 Volt Electricity |
| Vinyl | Security Light/System | Off Street | Display Windows |
| | Sign | Other (See Remarks) | Living Space Available |
| | Storage Building | Paved | Other (See Remarks) |



Ask for Susan Goetz
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3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Heating: Gas-Natural
Cooling: Wall Units
Email to: goe@bergerrealty.com

