



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com



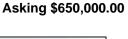














## **COMMENTS**

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 Joanne Kelly
Berger Realty Inc
1330 Bay Avenue, Ocean City
Heliall: 609-391-1330 Ooling
Folematirto: jmk@bergerrealty.com

Gas-Natural Wall Units

InteriorFeatures
220 Volt Electricity
Display Windows
Living Space Available
Other (See Remarks)
Restroom
Security System
Smoke/Fire Alarm

