



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



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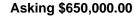














COMMENTS

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.

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PROPERTY DETAILS

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

Ask for Louis Paone Berger Realty Inc 1330 Bay Avenue, Ocean City

Basement Hestall: 609-391-13@oling
Full Fotenatirto: lsp@be@errelalty.com
Unfinished Gas-Natural Wall Units

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

