



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



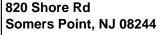


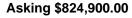














## COMMENTS

ZONED HVC (Historic Village Commercial). Discover the perfect blend of history and modern living in this unique property, originally built as a duplex and meticulously maintained by the current owner for over 30 years. This versatile property was previously approved by the city for use as two separate condominiums but has since been thoughtfully restored to its original duplex status. The left unit, 820, offers a flexible mixed commercial/residential use, making it ideal for a home office, small business, or cozy living space. The right unit, 822, is zoned for professional or residential use, providing ample opportunities to suit your needs. With 6 parking spots, it could be a multiple of combinations of commercial and residential but would need city approval. Located in a vibrant neighborhood, you\'ll enjoy the convenience of walking to local bars, restaurants, the gateway playhouse, and beach concerts. For those who love the water, boating and the beach are just a short stroll away. Embrace the charm and possibilities this property has to offer and make it your own today!

PROPERTY DETAILS			
ParkingGarage None	Basement Unfinished	Heating Forced Air Gas-Natural	Cooling Central
HotWater	Water Public	Sewer Public Sewer	
	Ask for Laryn Crisci Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: Irc@bergerrealty.com		