



1061 Asbury  
 Ocean City, NJ 08226

Asking \$1,950,000.00



### COMMENTS

Real Estate Only Prime Commercial Downtown Asbury Ave corner property. Ground floor commercial space is approx 2600 sq ft with a well established long term tenant. The second floor, (approx 1600sqft) is a modern residential 4 bedroom 2 bath unit, Open concept great room with wood floors, kitchen with granite tops, ss appliances, large great room. gas fireplace, huge wrap around porch/deck, and storage. Residential tenant scheduled to vacate October 1 The property has three off street parking spaces. Two are assigned to the residential unit and one to the commercial. Lease information available with a signed confidentiality agreement

### PROPERTY DETAILS

|          |                     |                      |             |
|----------|---------------------|----------------------|-------------|
| Exterior | ParkingGarage       | InteriorFeatures     | Heating     |
| Block    | Off Street          | 220 Volt Electricity | Forced Air  |
| Stucco   | Other (See Remarks) |                      | Gas-Natural |
| Vinyl    |                     |                      |             |
| Cooling  | Water               | Sewer                |             |
| Central  | Public              | Public Sewer         |             |



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