



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	



Ask for Gary Bingham  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: gsb@bergerrealty.com

