



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



Ask for Jeremy Kershbaumer  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jek@bergerrealty.com

