

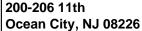


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$1,199,000.00











COMMENTS

Great investment opportunity in a prime location on the corner of 11th & Haven Ave in downtown OCNJ! This whole building sale includes 4 separate commercial units, 1 being a restaurant and 3 being office or retail space. All 4 units have separate gas, electric, and water meters. Each unit also has a separate tax bill, each being around \$1,300 per year. Lot size is 90 x 115. Property being sold in \"as is\" condition. Great location! Great potential rental income! Great value! Great business/investment opportunity! See you on the Beach!

	PROPER	TY C	ET	AILS
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Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Frame/Wood	Sign	11 or More Spaces	220 Volt Electricity
		Off Street	Restroom
		Paved	Smoke/Fire Alarm

Basement	Heating	Cooling	HotWater
Crawl Space	Forced Air	Ceiling Fan(s)	Gas
	Gas-Natural	Central	

Water	Sewer
Public	Public Sewer



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