

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



200-206 11th  
Ocean City, NJ 08226

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!

## PROPERTY DETAILS

Exterior Frame/Wood	OutsideFeatures Sign	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures 220 Volt Electricity Restroom Smoke/Fire Alarm
Basement Crawl Space	Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas
Water Public	Sewer Public Sewer		



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com

