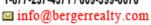




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076









Asking \$249,900.00











## **COMMENTS**

\*\*TODAY\'S NEW LISTING!!\*\* ABSOLUTELY \"ONE OF A KIND\" RESIDENTIAL MIXED-USE PROPERTY in HIGHWAY COMMERCIAL ZONE!! Perfect opportunity to own a NEAT and CLEAN 2 Bedroom 1 Bath home with attached commercial space which is currently being used as a lash studio. CURRENT TENANTS IN PLACE-2 Bedroom with large back enclosed porch leased @ \$1000 p/mnth to 20 year tenant. (could easily rent for \$1600 or more). Commercial Studio leased @ \$650 (could rent for up to \$1000 p/mnth). tenants pay their own utilities. ROOF IS 3 YEARS OLD! THIS JUST MAKES A GREAT INVESTMENT!! WILL NOT LAST LONG!!

_	-	_	
PRC	PFRTY	DFTAII	S

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Paved Road	None	Dining Area
Vinyl	Porch		Eat In Kitchen
	Porch Enclosed		Primary BR on 1st floor
	Shed		•

InteriorFeatu	ires	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide	Dryer	Blinds	Crawl Space
Detector		Gas Stove		Inside Entrance
Smoke/Fire	Alarm	Washer		

Heating	Cooling	HotWater	Water
Electric	Wall Units	Gas	Public
Forced Air			

Gas-Natural See Remarks

Sewer **Public Sewer** 

