



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



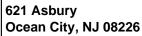


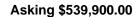














## **COMMENTS**

Fantastic opportunity to own on one of the most desirable blocks in downtown Asbury Ave. Situated only a few doors down from Jon & Patty\'s and across from Asbury Kitchen this high traffic location would be the perfect spot for your retail location. This (4) years young unit features high ceilings, tons of windows, recessed lighting, vinyl floors, and handicap accessible entrance and bathroom making this the ideal, turnkey location. Ideal for an end user looking to open their own retail location or an investor looking for an income producing property to add to their portfolio. The buyer is responsible for confirming any and all desired uses and currently the space is being used as a retail store. Property will be sold tenant free. Since this is an active business please confirm all appointments with the listing agent prior to showing up on site \*\*Sale does not include the business, only the real estate\*\*

	I KOI EKII DETAILO		
Exterior	OutsideFeatures	InteriorFeatures	Basement
Vinyl	Sign	Fire Sprinkler System	Slab
		Handican Features	

HotWater

Restroom

Heating Cooling Water Gas-Natural Central Gas Public Gas



Ask for Chris Warren Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: caw@bergerrealty.com

