



**621 Asbury**  
**Ocean City, NJ 08226**

**Asking \$539,900.00**



### 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\*\*

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Sign	InteriorFeatures Fire Sprinkler System Handicap Features Restroom	Basement Slab
Heating Gas-Natural	Cooling Central Gas	HotWater Gas	Water Public



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [gmj@bergerrealty.com](mailto:gmj@bergerrealty.com)

