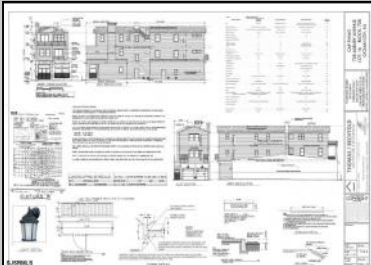
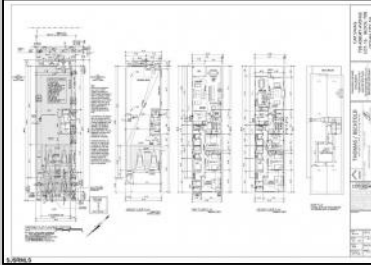




728 Asbury  
 Ocean City, NJ 08226

Asking \$1,150,000.00



## CAP SWAG

728 ASBURY AVENUE

ASBURY AVENUE ELEVATION

U.S.G.S. MAP

ZONING MAP

TAX MAP

AERIAL MAP

EXISTING CONDITIONS

PLAN OF SURVEY

PRELIMINARY ENGINEERING REPORT

SIGNATURES

THOMAS / BECHTOLD

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### COMMENTS

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY ON ASBURY AVE! This rare mixed-use property offers a blank canvas for your vision in the heart of Ocean City's bustling Asbury Ave. This project comes shovel ready. With city-approved plans in hand, this property is set for transformation into a dynamic space featuring: - Two residential living units, ideal for vacationers or year-round residents (1800sq ft and 1700sq ft) -Ground level commercial space. perfect for retail or restaurant (1600sq ft) -Shared rooftop deck. Offering expansive views and a unique outdoor amenity for residents and tenants. -Plans include city approved architectural plan.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Deck	Two Car	Forced Air	Central
Sidewalks		Gas-Natural	
HotWater	Water	Sewer	
Gas	Public	Public Sewer	



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