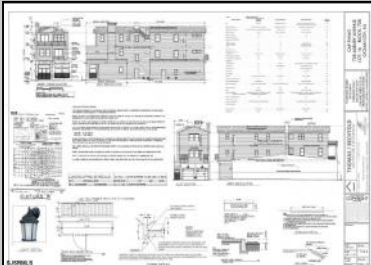
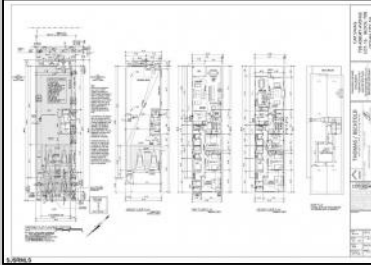




728 Asbury
 Ocean City, NJ 08226

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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