

# Berger Realty

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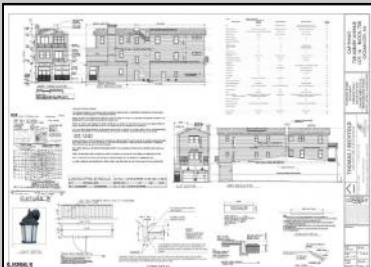
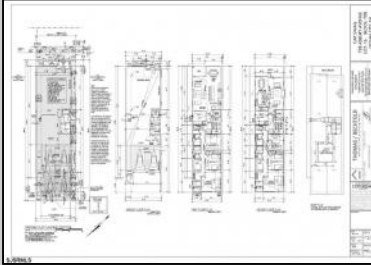


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Ocean City, NJ 08226  
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**728 Asbury  
Ocean City, NJ 08226**

**Asking \$1,150,000.00**



**CAP SWAG**  
728 ASBURY AVENUE

PLAN OF SURVEY  
LOT 16 - BLOCK 708 - PLATS 10  
728 ASBURY AVENUE  
OCEAN CITY, NEW JERSEY

THOMAS / BECHTOLD

CONTRACT NO. 17304

DATE: 10/18/18

SCALE: AS SHOWN

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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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