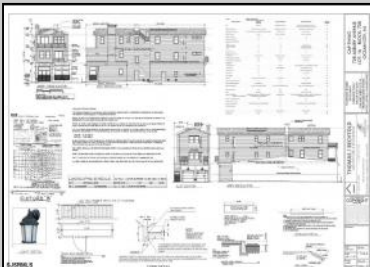
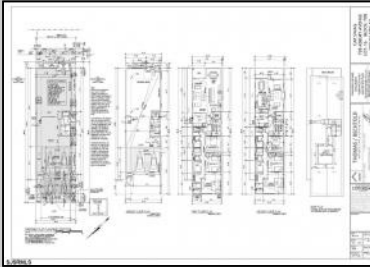




728 Asbury  
Ocean City, NJ 08226

Asking \$1,150,000.00



## CAP SWAG

728 ASBURY AVENUE

U.S.G.S. MAP

ZONING MAP

TAX MAP

AERIAL MAP

EXISTING CONDITIONS

SIGNATURES

PLANNING BOARD CHAIRMAN

PLANNING BOARD MEMBER

BOARD MEMBER

DESIGNER/PLANNING BOARD MEMBER

THOMAS / BECHTOLD

CONTRACTOR

S.JSRMLS

### 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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