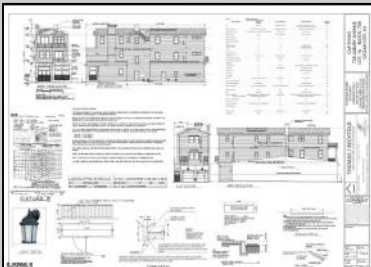
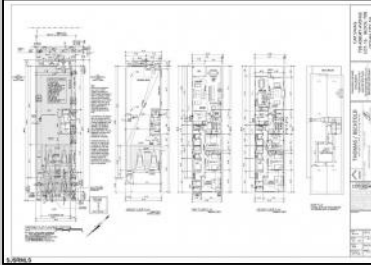




**728 Asbury
 Ocean City, NJ 08226**

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

SIGNATURES

PLANNING BOARD MEMBER

PLANNING BOARD SECRETARY

BOARD MEMBER

OWNER/PLANNING BOARD MEMBER: THOMAS J. BECHTOLD, LLC
 845 S. HILLS RD. S.
 OCEAN CITY, NJ 08226

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PLAN OF SURVEY
 LOT 16 - BLOCK 708 - PLATS 10
 728 ASBURY AVENUE
 OCEAN CITY, NJ 08226

FREEDOM TITLE & ABSTRACT CO.
 1000 W. 10TH STREET
 OCEAN CITY, NJ 08226

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	



Ask for Patricia Moss
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 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: tcm@bergerrealty.com

