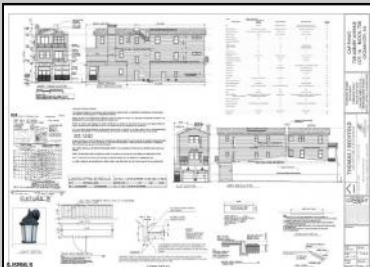
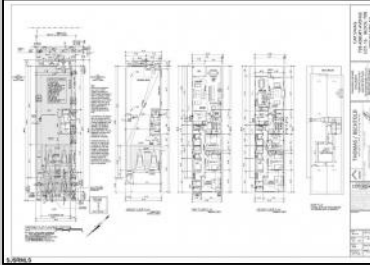




728 Asbury
Ocean City, NJ 08226

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

OVERSIGHT BOARD MEMBER

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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