



Priced at

\$3,500,000

About the Property

TROPHY LOCATION - LOCATION -

LOCATION! This super rare Double Lot 227x107 HUGE CORNER LOT is located NEAR OPEN BAY in Ocean City NJ's Drive-in Business /Mixed-Use Zone and offers incredible ENDLESS POSSIBILITIES!

Enlarge existing commercial expansion ideas and/or pursue various Mixed-Use

Redevelopment Opportunities! Currently, there is a landmark operating business situated on the property known as "Island Beach Gear". Main retail floor boasts 8,400 sq ft with an additional 2,100 sq ft of storage on the 2nd floor off the back of the building with a total of 10,500 sq ft of operational retail space, plus a large parking lot and delivery trailer access in the side of building.

Approved uses in this zone include retail, professional office, food service/restaurants, drive thru business, ...

Features

- Heat Fuel:Gas-Natural
- Basement:Crawl Space
- Fire Sprinkler System
- Restroom
- Smoke/Fire Alarm
- Water Heater:Electric
- Display Windows
- Handicap Features
- Security System
- Storage

Give me a call!

www.monihan.com