



Priced at

\$3,750,000

About the Property

800 Boardwalk Ocean City, NJ Prime boardwalk frontage in the heart of Ocean City's entertainment district. This 2,464-square-foot commercial condominium sits directly across from the Ocean City Music Pier, the anchor venue on the boards, with municipal parking immediately behind. It's a corner of the boardwalk where foot traffic is generated rather than passed through arriving crowds, event nights, and the natural pedestrian flow between the parking lot and the water. The unit produces \$177,086 annually under a lease running through January 31, 2031, with annual CPI escalations tied to the Philadelphia Wilmington Atlantic City index. Income steps up with inflation rather than sitting flat for the balance of the term. Rent arrives in four seasonal installments, June through S ...



Features

- Heat Fuel: Gas
- Central Air Conditioning
- City

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