



*Priced at*  
 **\$2,374,999**

## About the Property

Golden Investment Opportunity - Prime Downtown Ocean City Real Estate! Here's your rare chance to capture both the golden goose and the golden eggs! Located at the high-traffic corner of 9th Street & Central Avenue, this offering includes: Two Commercial Units (503 & 505) — Highly visible and currently leased to a thriving restaurant with approx. 2000 sq ft, monthly rental is \$3957 lease ending November with 3% annual increase (business not included in sale). Three (ea) 3-Bedroom 1-Bath Apartments & 1 (ea) 3 bedroom 2 bath apartment — Fully leased at \$1,600/month each, providing immediate rental income. This is a trophy location on the northeast corner of 9th & Central, delivering excellent visibility from both foot traffic and beach-bound vehicles. Key Highlights: Prime d ...



## Features

- Heat Fuel:Baseboard • Heat Fuel:Gas-Natural
- Heat Fuel:Hot Water • Water Heater:Electric
- Basement:Slab • 220 Volt Electricity
- Fire Sprinkler System • Restroom
- Smoke/Fire Alarm • Window Units

## Give me a call!

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