

**±1,000 SF RETAIL CONDOMINIUM - GROUND FLOOR UNIT A**

**For Sale or Lease**

**1326 Asbury Ave, Ocean City, Cape May County, NJ 08226**



**PROPERTY FEATURES & DETAILS**

This property is located in Downtown Ocean City, New Jersey along Asbury Avenue's Retail Corridor. The sale includes a Nail Salon Business featuring Pedicure and Manicure Stations, Venting System, furniture, fixtures, equipment and supplies. Donna's Nails has been operating successfully at this location for the past 12 years.

- ±1,000 SF
- 1 bathroom
- Ceramic Tile and Vinyl Flooring
- Central Air
- Gas Heat
- Property Taxes - \$1,311 (2021)



- Utilities
  1. Gas Water Heater
  2. Public Water
  3. Public Sewer
  4. Electric

**CONTACT**

**ROSE URBAN**

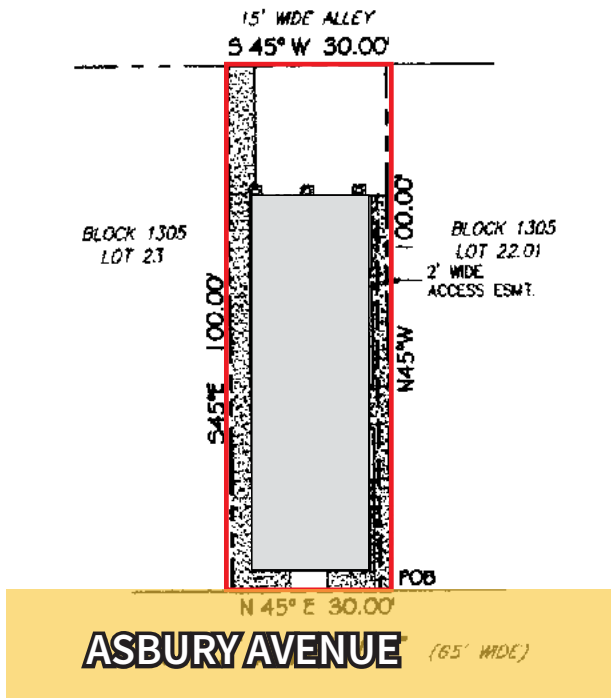
roseurban@comcast.com

DIRECT 609.231.4055

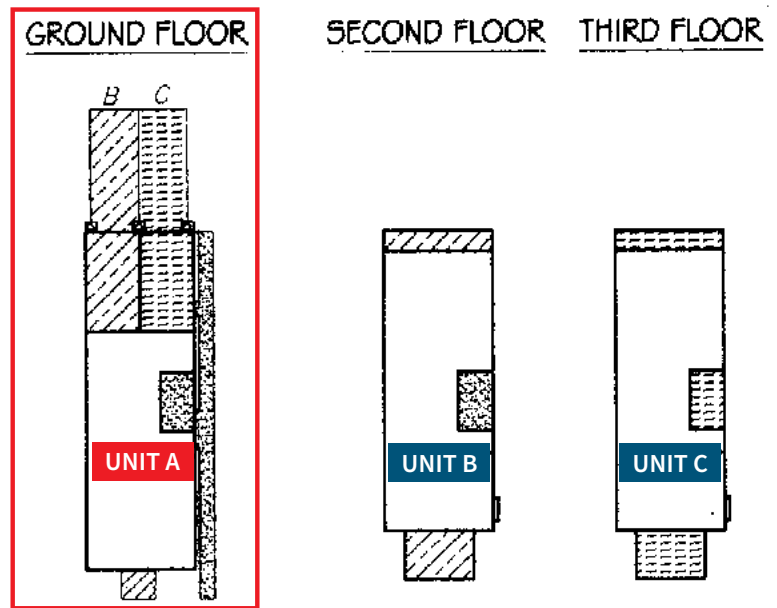
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EQUITY RETAIL BROKERS

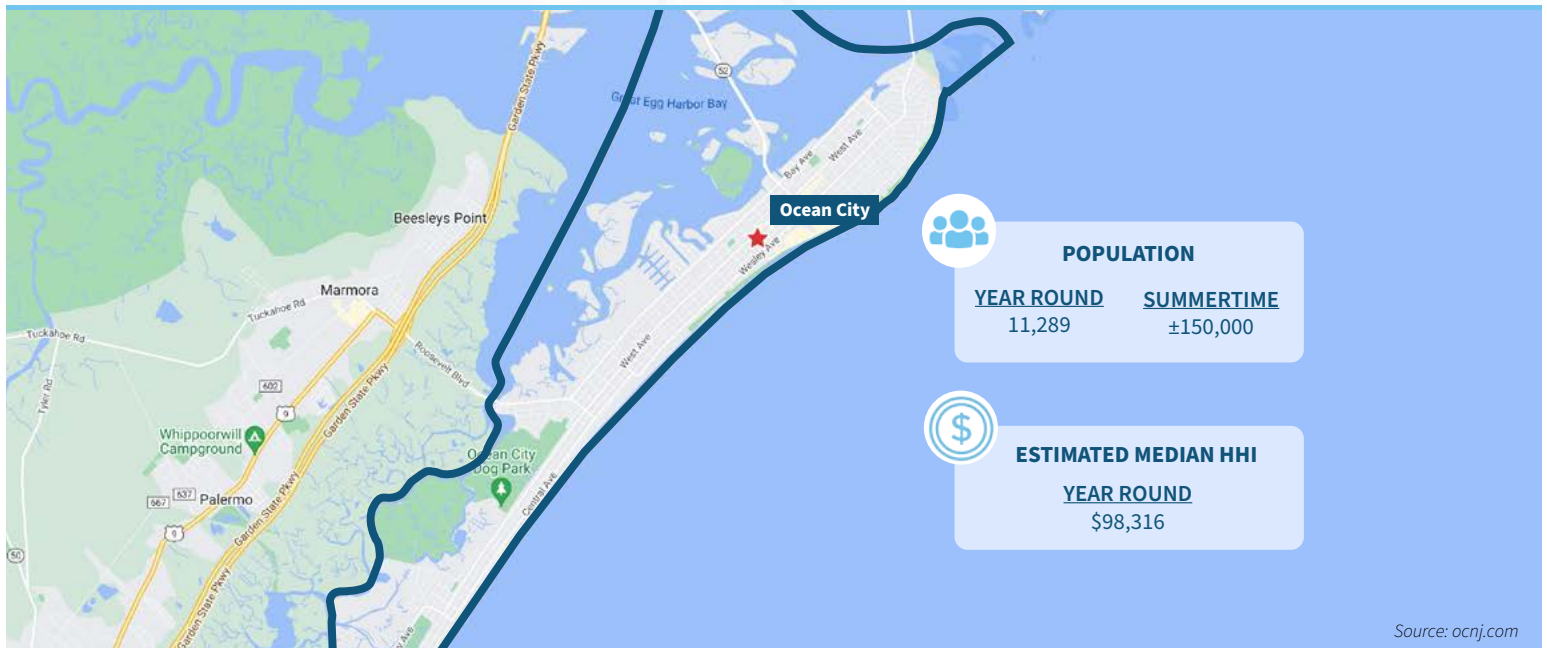
**SITE PLAN**



**Unit Breakdown**



**Demographic Overview**



**The right space. The right move.**



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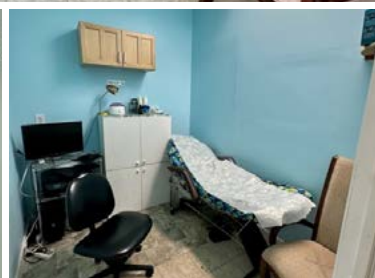
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**INTERIOR PHOTOS**

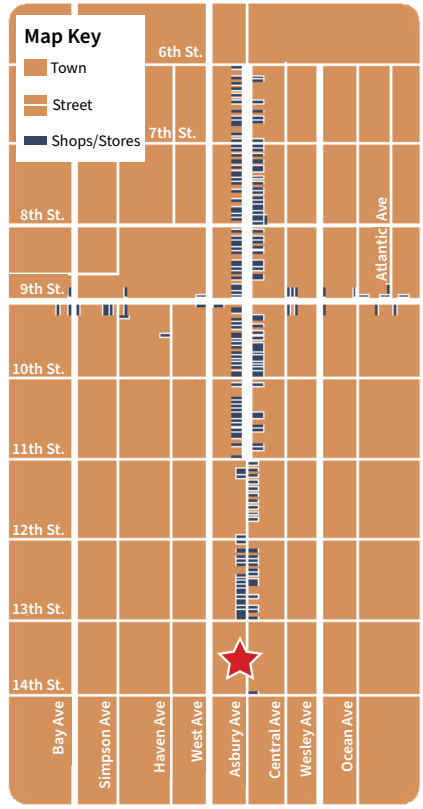




# MARKET AERIAL

1326 Asbury Avenue, Unit A, Ocean City | Cape May County, NJ

## Downtown Shops Map



EQUITY RETAIL BROKERS



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)

### Compliments of:

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