

DAUNNO
COMMERCIAL

1142-1144 OCEAN AVENUE
SEA BRIGHT, NEW JERSEY

FOR
SALE

WWW.DAUNNOCOMMERCIAL.COM
206 Westfield Ave. | Clark, NJ 07066

INVESTMENT SALE

1142-1144 OCEAN AVENUE
SEA BRIGHT, NEW JERSEY

Come see this 5-unit mixed use building set across the street from Iconic Donovan's Reef in the heart of lovely Sea Bright. With light cosmetic updates this property can be cash cow. Residential units were all raised and restored post Sandy. Major re-development potential for the savvy investor. Retro-fit the current structure or re-build from the second deck up!! Major value in the land and the location.

- **5-Unit mixed use building. All tenants on short term leases, but would extend.**
- **3 Residential Units, 2 Commercial Units w/ room for expansion.**
- **Residential Units have been raised to meet FEMA requirements post Sandy.**
- **6762 sq ft building set on a .11 acre corner lot across the street from Sea Bright Public beach and parking**
- **Short walk to Sea Bright restaurants such as Donovan's Reef, Angelica's, and Tommy's Tap and Tavern**
- **Large garage for parking and / or storage**

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