



93 West Grand Avenue
1,746± SF Commercial Condo



95 West Grand Avenue
Fully permitted residential site

10 Bay Avenue
.064± AC Development Site

*Lot lines are approximate.

FOR SALE
3 PROPERTY PORTFOLIO | OLD ORCHARD BEACH
93 & 95 WEST GRAND AVENUE & 10 BAY AVENUE



PROPERTY HIGHLIGHTS

95 WEST GRAND AVENUE

- Fully permitted development site approved for 11 luxury condo residences + commercial space with water views in prime OOB location.
*Inquire with broker for full architectural plan set.
- Mix of five (5) 1-BR, four (4) 3-BR, and two (2) 4-BR units.
- Development to include 17 surface level parking spaces.

10 BAY AVENUE

- Additional .06± lot available for sale - perfect for either excess parking or residential development

93 WEST GRAND AVENUE

- 1,746± SF commercial condo available for sale - perfect for restaurant, retail or sales office

PRICE: \$1,995,000 The three (3) offerings can be sold together or separately.

PROPERTY DETAILS

	PROPERTY 1	PROPERTY 2	PROPERTY 3
Owner of Record	DURP LLC		
Street Address	95 West Grand Avenue	93 West Grand Avenue	10 Bay Avenue
Unit/Suite #		Unit 1	
Map/Block/Lot/Unit	313/3/4	313/4/3-1	313-3-9
Book & Page	19017/194	19017/194	18564/864
Zoning	Downtown District - 2 (DD-2)	Downtown District - 2 (DD-2)	Beachfront Resort District
Property Type	Land - Approved	Retail Condo	Land
Maximum Contiguous		1,746± SF	
Land Area	.26± AC	.055± AC	.064± AC
Water/Sewer	Municipal	Municipal	Municipal
Lot Frontage	147'± on West Grand Avenue 88'± on Bay Avenue 86'± on Camp Comfort Ave	40'± on West Grand Avenue 59'± on Camp Comfort Ave	37'± on Bay Avenue
Annual RE Taxes (\$)	\$2,948.00	\$3,201.00	\$1,099.00
Price	\$1,300,000	\$395,000	\$300,000
	\$1,995,000 for all three properties. See broker for details regarding purchasing lots separately.		

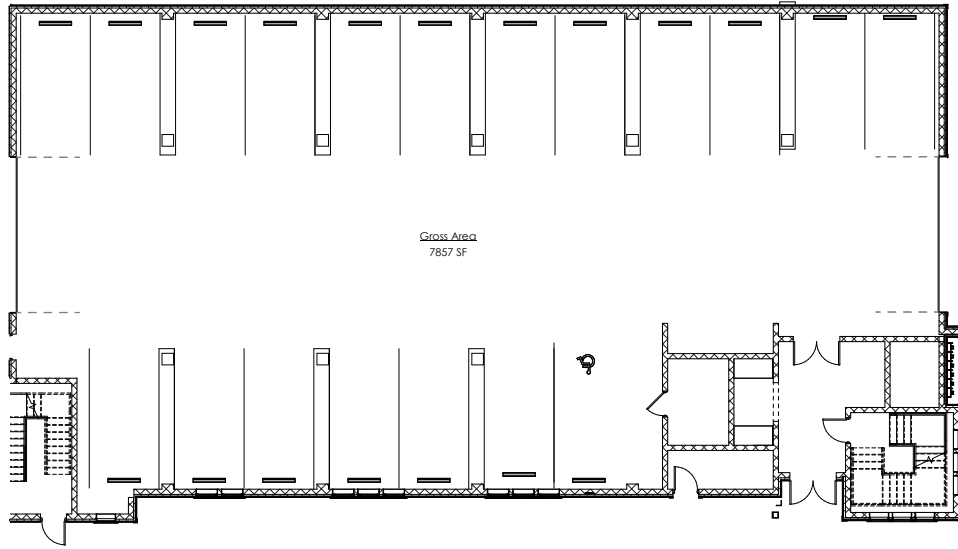
PROPERTY 1 | 95 WEST GRAND AVENUE

EXTERIOR ARCHITECTURAL RENDERINGS

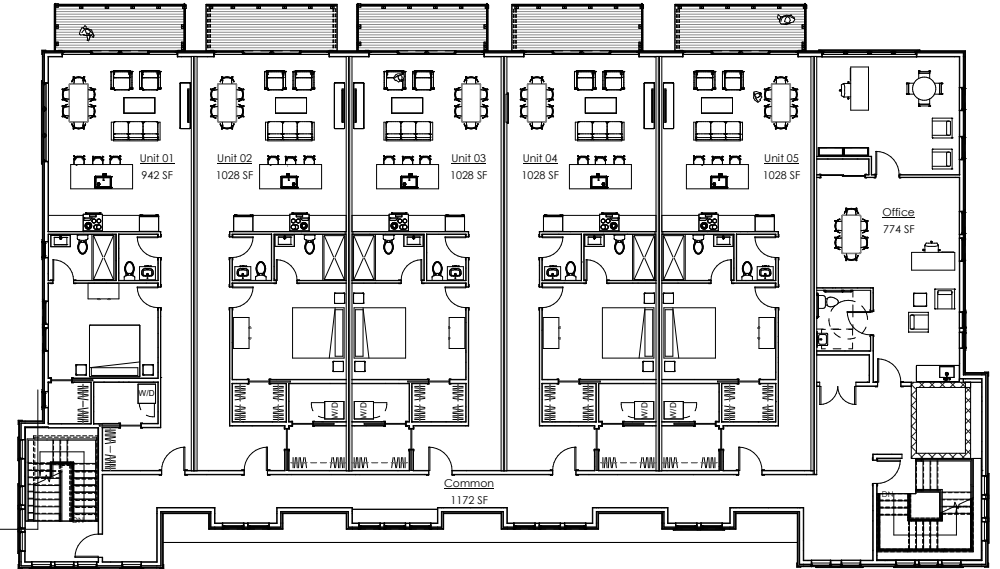
Approved Residential/Mixed-Use Condo Development Site. All permits & approvals in place.



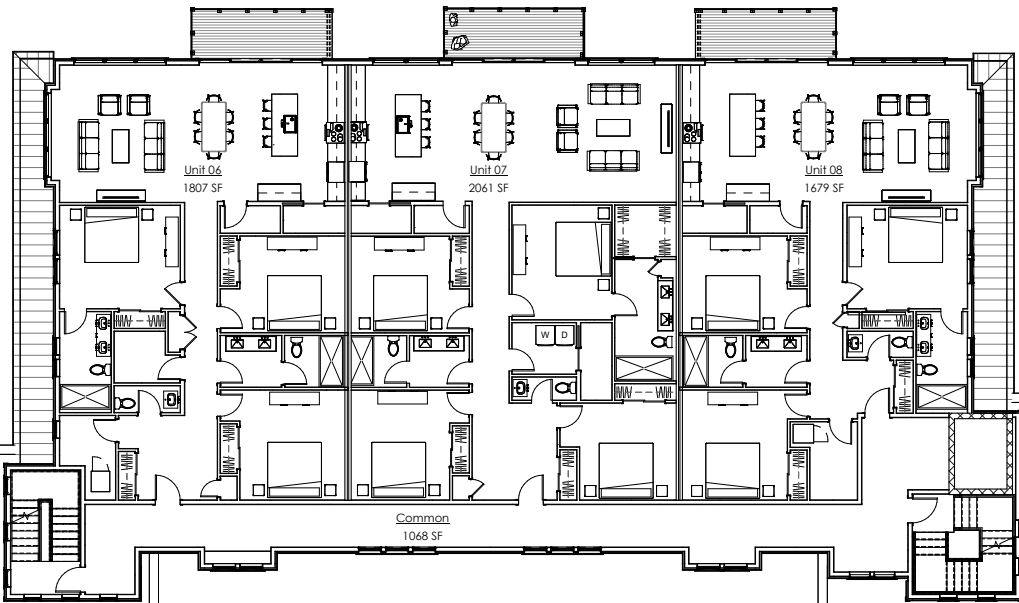
FIRST FLOOR



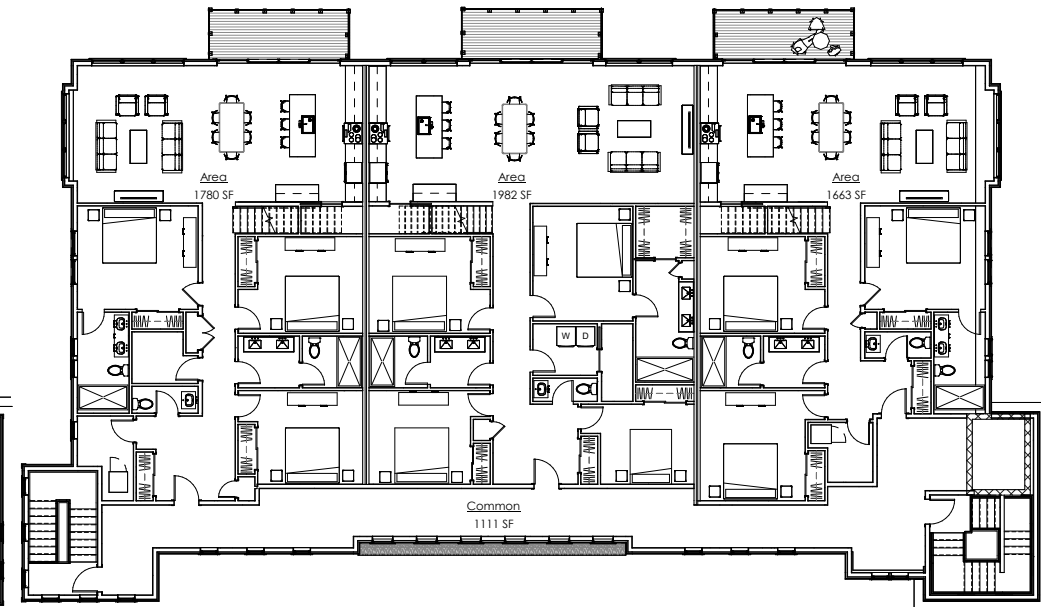
SECOND FLOOR



THIRD FLOOR

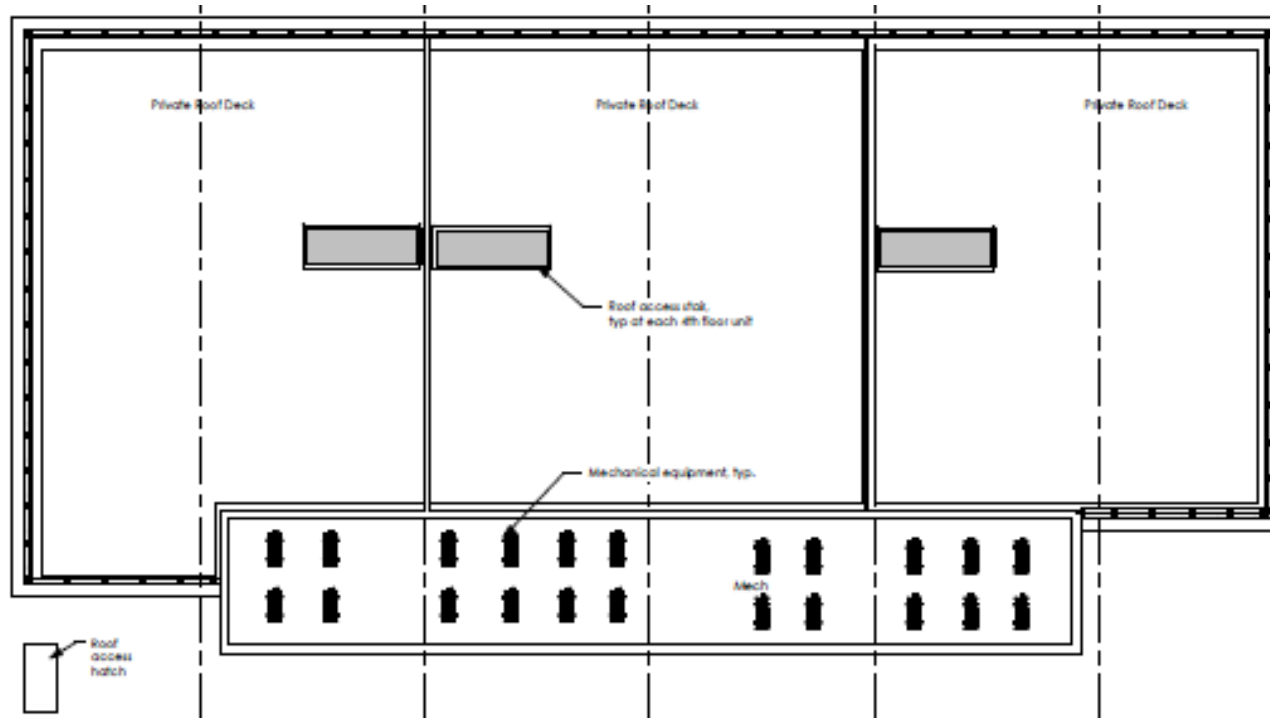


FOURTH FLOOR



PROPERTY 1 | 95 WEST GRAND AVENUE | PROPOSED ROOFTOP PLAN

FLOOR PLAN



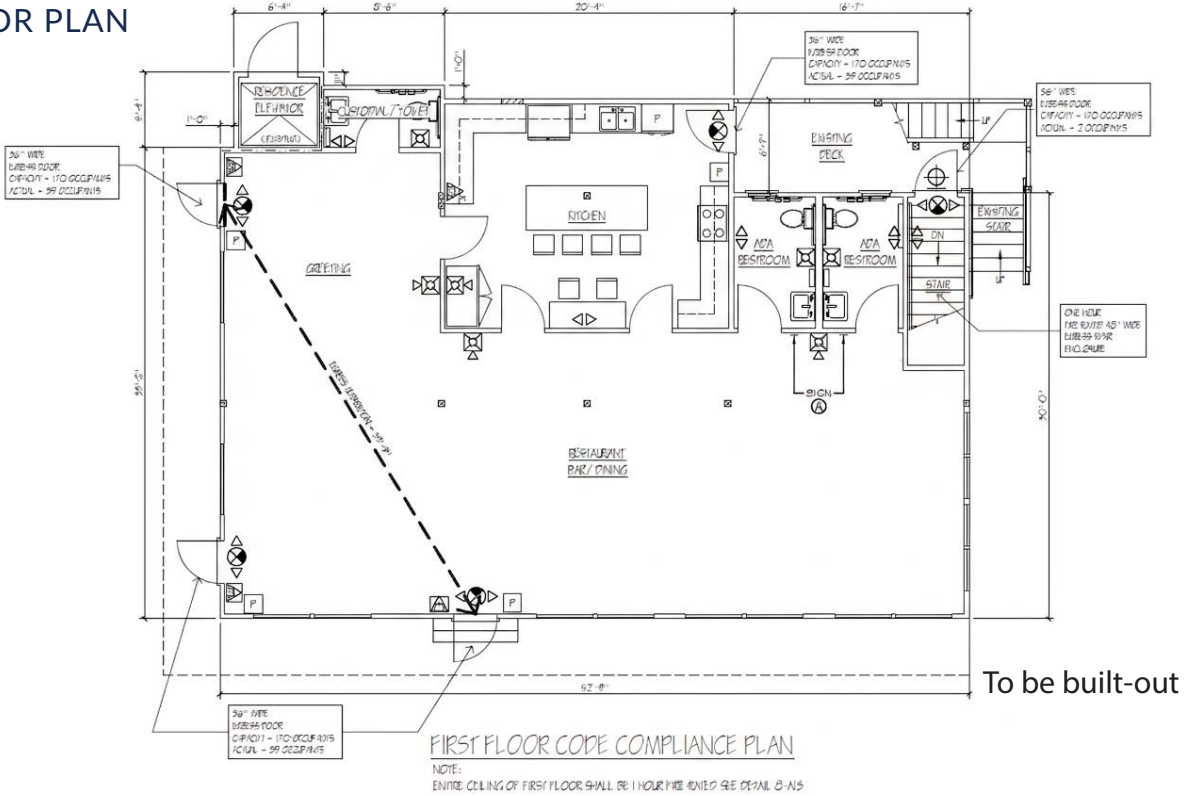
ARCHITECTURAL RENDERING



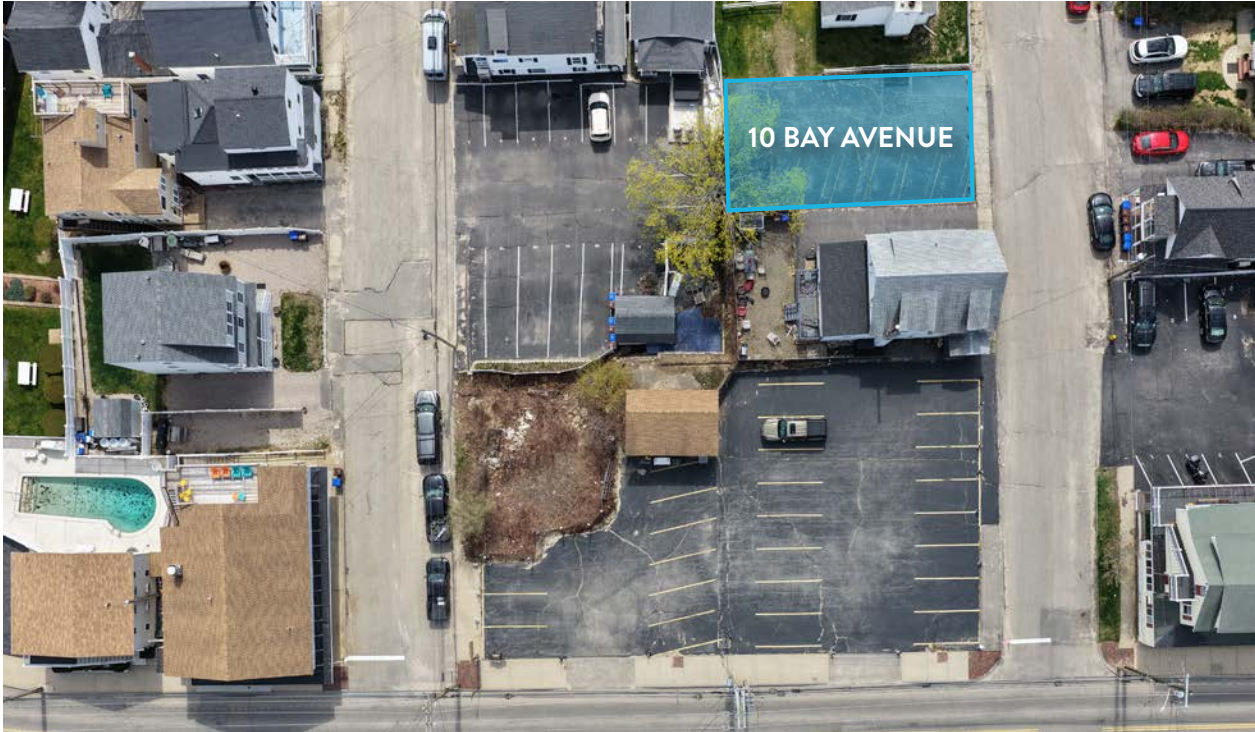
PROPERTY 2 | 93 WEST GRAND AVENUE | FIRST FLOOR COMMERCIAL CONDO



FLOOR PLAN

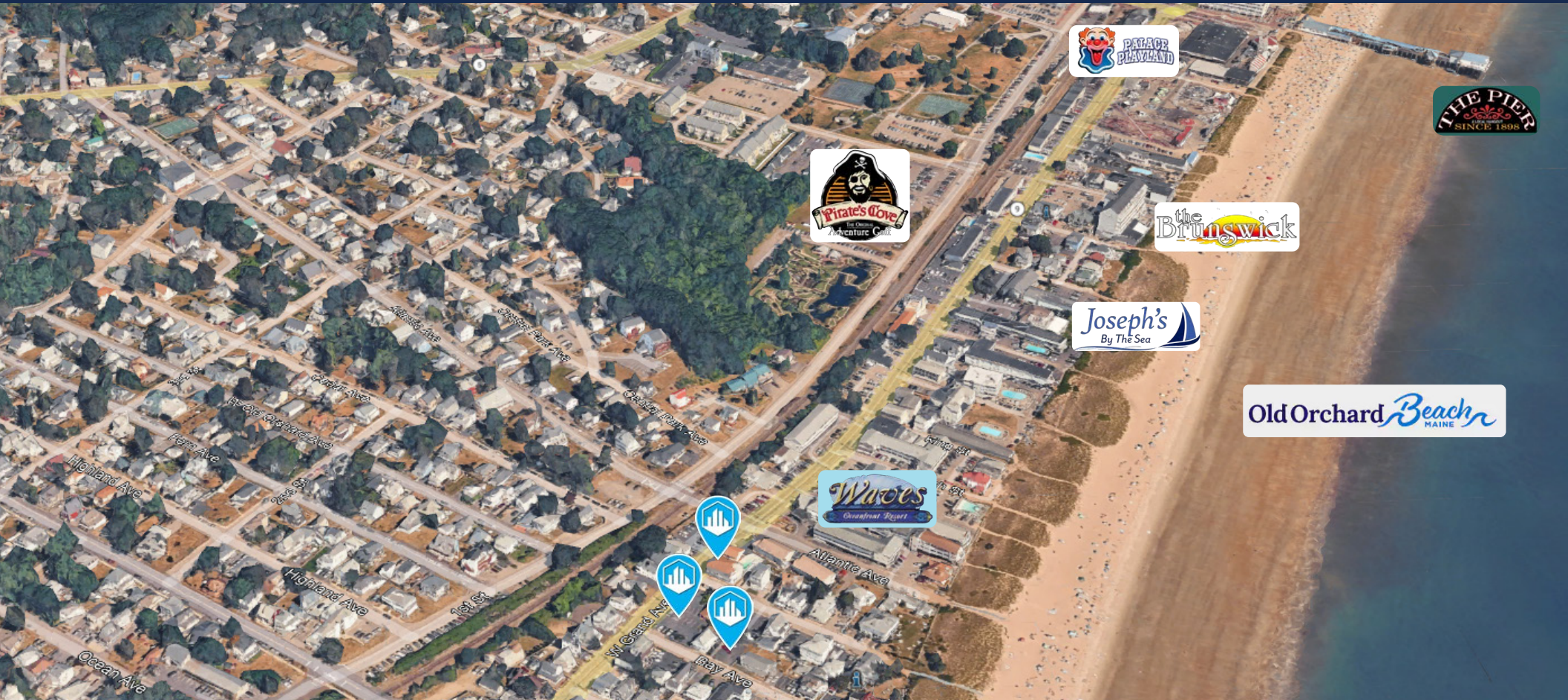


PROPERTY 3 | 10 BAY AVENUE | AERIAL VIEW



FOR SALE | 3 PROPERTY PORTFOLIO | OLD ORCHARD BEACH

93 & 95 WEST GRAND AVENUE & 10 BAY AVENUE



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