

201 EAST 9TH STREET OCEAN CITY, NJ 08226

*Call For
Offers!*



PRIME INVESTMENT OPPORTUNITY IN OCEAN CITY, NJ PREMIUM BANK BUILDING FOR SALE!

This impressive bank building, located in the heart of Ocean City, New Jersey, offers an unparalleled investment or development opportunity in one of the area's most desirable locations. With high-end finishes and a sleek, full-glass facade, the property stands out as a modern and attractive asset, ideal for continued banking use or other commercial redevelopment.



THOMAS SKIFFINGTON
737 WESLEY AVENUE
OCEAN, CITY , NJ 08226
609-399-7653
FAX-267-354-6800
TSKIFFINGTON@REMAX.NET



Call For Offers!

Buyers should submit offers utilizing a letter of intent and due by 12/9/2024. Buyers may request an outline for the letter of intent from the listing agent. Once an offer/offers are submitted, the following procedure will be implemented for offer review:

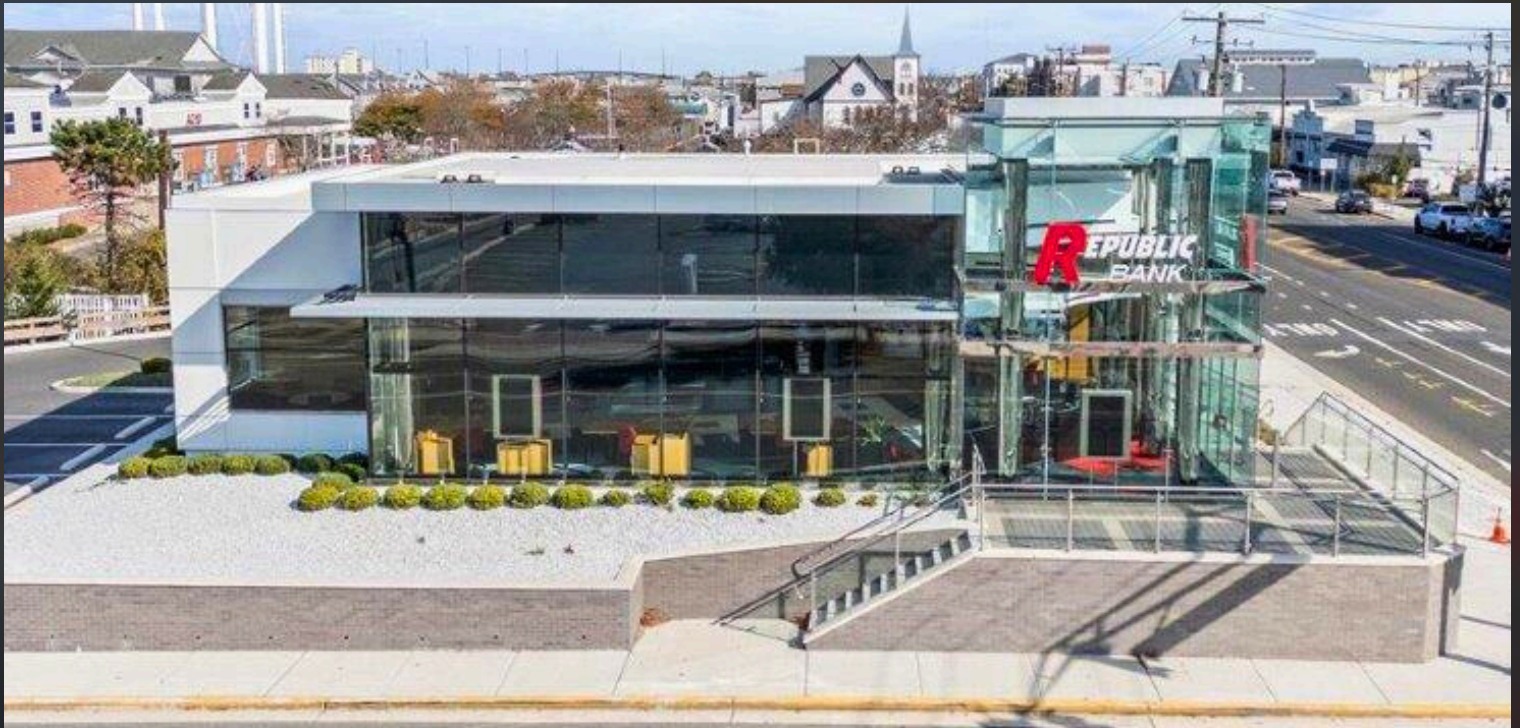
1. All offers will be presented to Asset Managers for review.
2. Asset Manager will review and submit all offers to FDIC for consideration with a recommendation to proceed with one to contract.
3. The Local Broker will provide a Letter of Intent package to the prospective Buyer to review. Please see the attached contract, terms, and attachments. It is the Buyer's responsibility to review and approve the attached contract prior to the submission of an offer to purchase.
4. Buyer returns signed LOI while simultaneously submitting the required earnest money deposit
5. Asset Manager will write a case to support the proposed offer while providing information on all offers. Please note it is not a binding agreement until FDIC executes the contract.
6. Case is submitted to FDIC for review.
7. FDIC chooses to execute or reject the proposed offer.
8. If approved, FDIC will send the contract to the buyer through their electronic portal for signatures.
9. Contract timelines begin once executed by FDIC.
10. Once any due diligence or financing contingencies are cleared, the earnest money becomes hard, and the contract moves toward close.
11. Contract closes per the timeline outlined in the agreement, and funds are disbursed to all parties.

PLEASE NOTE ALL OFFERS AND SOURCE OF FUNDS WILL BE REVIEWED AT TIME OF OFFER SUBMISSION BY ASSET MANAGERS FOR FDIC. FDIC reserves the right to change the above process, reject all offers, call for a best and final, or cancel the sale.

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FLEXIBLE DEVELOPMENT POTENTIAL:

THE LAYOUT AND LOCATION MAKE IT SUITABLE FOR REDEVELOPMENT INTO RETAIL, OFFICE, OR OTHER HIGH-END COMMERCIAL APPLICATIONS, AS WELL AS CONTINUED USE AS A BANK OR FINANCIAL CENTER.



FULL GLASS FRONT:
STRIKING FULL-GLASS FRONTAGE NOT ONLY ELEVATES CURB APPEAL BUT ALSO MAXIMIZES NATURAL LIGHT THROUGHOUT THE BUILDING.

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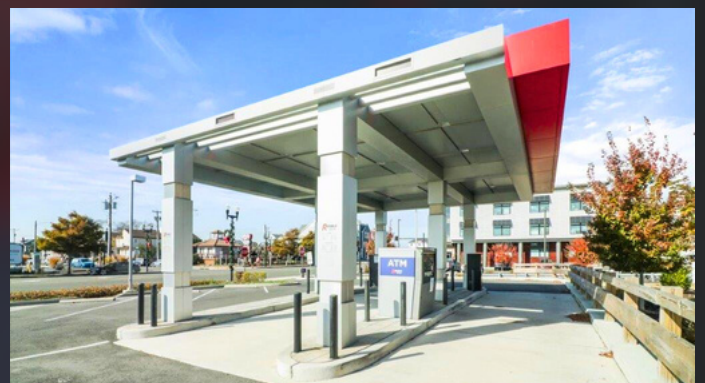
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HIGH-END IMPORTED MARBLE FLOORING: LUXURIOUS IMPORTED MARBLE FLOORING THROUGHOUT THE BUILDING ADDS A TOUCH OF ELEGANCE AND SOPHISTICATION, CREATING A REFINED ATMOSPHERE THAT WILL IMPRESS CLIENTS AND ELEVATE THE BUILDING'S AESTHETIC APPEAL.

PRIME LOCATION: SITUATED IN A HIGH-TRAFFIC AREA, PROVIDING EXCELLENT VISIBILITY AND EASY ACCESS, ENSURING A CONSISTENT FLOW OF POTENTIAL CLIENTS.



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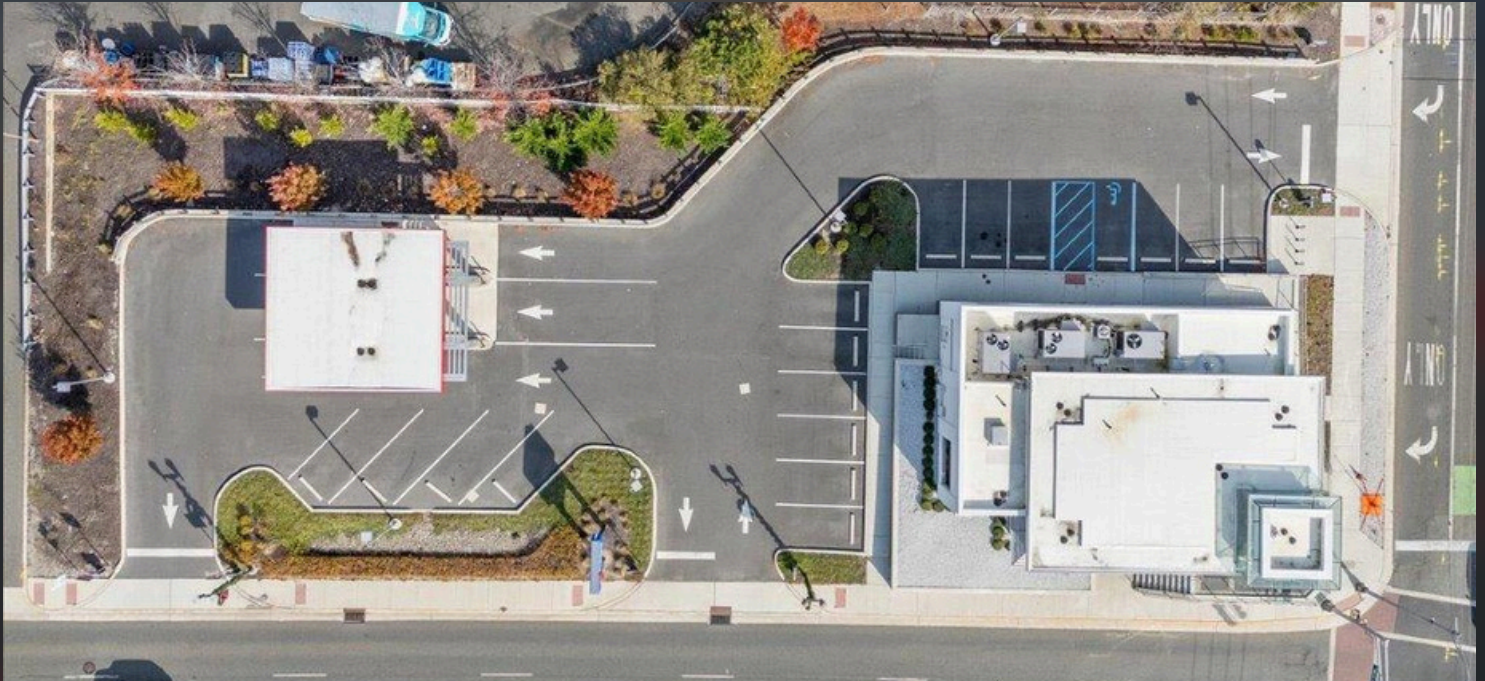
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SECURE SAFE DEPOSIT BOXES:
EQUIPPED WITH A LARGE, HIGH-SECURITY VAULT CONTAINING SAFE DEPOSIT BOXES IN VARIOUS SIZES, THIS PROPERTY IS ESPECIALLY ATTRACTIVE FOR FINANCIAL INSTITUTIONS OR BUSINESSES NEEDING SECURE STORAGE OPTIONS.



AMPLE PARKING:

PROVIDES CONVENIENCE FOR CUSTOMERS OR FUTURE TENANTS, WITH DEDICATED PARKING SPACES IN A BUSY AREA WHERE PARKING IS OFTEN AT A PREMIUM.



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