Berger Realty
Since 1920

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REALTOR

365 96th
Stone Harbor, NJ 08247

Asking $5,995,000.00

COMMENTS

A RARE FIND! This expansive BAYFRONT property would be nearly impossible to duplicate under today's Zoning Code! The property features a large 60'x110' lot with a three-story building offering 6 Bedrooms, 6 Bathrooms, 2 Powder Rooms, 5 Decks and plenty of off-street parking! The building is comprised of 4 units. The First Floor features two Commercial Units, each about 1,100 square feet. Each Commercial Unit has its own Street-side and Bay-side entrance and its own Powder Room. This space can be used as two independent units and is currently setup as the owner's private Gym. A massive bayside ground level deck spans about 60' wide and over 20 feet deep - a beautiful setting where you can accommodate family & friends. There's plenty of space for docking multiple water toys, your paddle boards and more! On the 2nd and 3rd Floor of the building, there are two townhomes. Each townhome offers about 1,960 square feet of living area with mesmerizing bay, wetland & sunset views, 3 Bedrooms, 3 Bathrooms and a large Living/Kitchen/Dining Area. In each unit, there are two private Bedroom/Bath Suites and two large bayside decks - one off the Living Area and the other off the Master Suite! There's exterior storage on the bayside and East side of the building. All of this in an unbelievable, super-convenient Park-n-Walk location!!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	2 Car	Living Room	Furniture
Storage Building	Concrete Driveway	Kitchen	
		Eat In Kitchen	
		Dining Area	
		Storage Space	

Heating	Cooling
Electric	Central Air
Multi-Zoned	

Sewer
City

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