

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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55 32nd  
Avalon, NJ 08202

Asking \$1,295,000.00



## COMMENTS

This beautiful beach block 3-bedroom 2 bath condominium is the lowest priced beach block property on 7 Mile Island! Ideally located just steps to the beach and a short walk to shops, dining and recreation. Two newly renovated bathrooms and new furnishings are just a few of the highlights of this lovely home. Each unit has its own private deck, outdoor shower, storage, and off-street parking space. The building has a new roof and no planned assessments. Low condo fees include flood, fire and liability insurances, along with all exterior and common area maintenance. Excellent rental history.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	Parking Pad	Living Room	Range
Tile Floors	1 Car	Kitchen	Oven
	Concrete Driveway	Dining Area	Self-Clean Oven
	Shared Driveway		Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector



Ask for Cassidy Rottler  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
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