



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



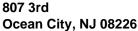












Asking \$1,395,000.00



## COMMENTS

BETTER THAN NEW..\$86,000 + RENTAL Income for 2024!!. RARE TOWNHOUSE!! Commercial elevator!! Come check out this beauty! This newer construction townhouse was built in 2018 and has 4 BR and 2 Bathrooms and 3 decks. This gem has a master suite (1 BR and 1 full bathroom) on the top floor with its own mini-split AC/heat unit provides the perfect temperature at all times and has a private deck. The elevator goes from the ground level (garage level) stops at the 2nd floor (3 BR\'s & 1bath) and the third floor(kitchen, dining & living area). This house comes beautifully furnished and is turn key so all you have to do is start collecting the rental income. There is an outside shower and parking for 1 car in garage and 1 car in the driveway. This property is located on the 800 block of 3rdst and is in walking distance to downtown, the boardwalk and all the famous OC attractions. OFFERED FULLY FURNISHED. **PROPERTY DETAILS** 

UnitFeatures Fireplace Elevator

ParkingGarage Auto Door Opener Garage 2 Car Concrete Driveway

OtherRooms ner Living Room Dining Room Kitchen way Laundry/Utility Room

AppliancesIncluded Range Oven Microwave Oven oom Refrigerator Washer Dryer Dishwasher



Public

Ask for Michael Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City Head 609-399-0076 oling Gate Mattirato: mvm@berger/realty.com Electric Multi Zoned Forced Air Multi-Zoned Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stainless Steel



Sewer Public