

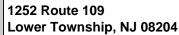


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$1,145,000.00











## **COMMENTS**

Detached stand-alone building part of a 2-building condo association. It is located across from the water and surrounded by a desirable and expanding marina district. Currently, a mixed-use space with three offices, a reception area, a powder room, and a recreation space that is rented month to month \$3400 per month. The 3-bedroom, 2-bath area is rented weekly for the summer of 2025 @\$33,000 plus fall reservations to come. Use it all as residential or use the space to meet your needs. There are seven parking spots. With up to 5/6 bedrooms, the property offers flexibility. Use the apartment or office space and rent the other half or combine as just a single family. Over the Cape May Bridge with full access to the island. \$25,000 credit towards new roof and updates. Take a look today!

PROPERTY DETAILS

UnitFeatures ParkingGa Hardwood Floors Assigned I

ParkingGarage Assigned Parking Stone Driveway OtherRooms Living Room Kitchen Dining Area AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer

Dishwasher Stainless

Stainless Steel Appliance



Heatsig for Ludwik Samsielski GaB enter Realty Inc<sup>Central Air</sup> Multi-Zoned 1330 Bay Avenue, Ocean City Call: 609-391-1330 Se mail to: Is@bergerrealty.com City HotWater Gas

