

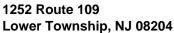


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





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 ParkingGara
Hardwood Floors Assigned Pa

ParkingGarage OtherRooms
Assigned Parking Living Room
Stone Driveway Kitchen
Dining Area

AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer

Dishwasher Stainless Steel Appliance



He**Atsis** for Mark Kolr**ne**oling Gas Perterl Realty Inc^{Central Air Multi-Zone 1}55th St., Ocean City Call: 609-399-4211 Տարթաil to: mkj@bergerrealty.com City HotWater Gas

