

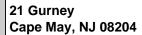


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$2,400,000.00











COMMENTS

Special beach block opportunity...Located just 3 buildings from the beachfront is this 2 1/2 story, 2 unit building that was constructed in 1995. Each unit has 3 bedrooms, 2 full baths, living room, dining room, kitchen and open deck. Nice views from the first floor but better water views from the 2nd floor. This property was built as a 2-unit condo but is being sold as one property. It has always been owned by one party, so all expenses were managed by the owner. The condo docs spell out that if each unit were separately owned, expenses would be shared equally by the two units. Parking is for 2 cars and condo docs spell out that each unit is required to make car keys accessible so that either party can exit and access the drive. Property is an estate and is being sold in \"AS IS\" condition as the executor has no knowledge of the property.

PROPERTY DETAILS

OutsideFeatures ParkingGarage OtherRooms
Deck 2 Car Living Room
Cable TV Shared Driveway Dining Room
Sidewalks Kitchen
Outside Shower

Basement

Waterview

Crawl Space

Signature of the control of the contro

Heating Cooling
Electric Central Air
Multi Zoned

Ask for Carol Cawley

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AlsoIncluded

Furniture

HotWater

Electric