



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



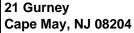












Asking \$2,400,000.00



## 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 AlsoIncluded ParkingGarage OtherRooms 2 Car Living Room Furniture Deck Cable TV Dining Room Shared Driveway Sidewalks Kitchen **Outside Shower** Waterview Basement Heating Cooling **HotWater** Central Air rawl Sna Electric Electric Multi Zoned Ask for Sean McGinnis SeBerger Realty Inc Citg160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: smc@bergerrealty.com