

# Berger Realty

Since 1928



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



21 Gurney  
Cape May, NJ 08204

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	AlsoIncluded
Deck	2 Car	Living Room	Furniture
Cable TV	Shared Driveway	Dining Room	
Sidewalks		Kitchen	
Outside Shower			
Waterview			

Basement	Heating	Cooling	HotWater
Crawl Space	Electric	Central Air	Electric
		Multi Zoned	



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

