

# Berger Realty

Since 1928



Berger Realty, Inc.  
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14 Lyndhurst  
Marmora, NJ 08223

Asking \$524,900.00



## COMMENTS

\*\*\*\*\* Update: New Septic will be installed prior to closing. \*\*\* Discover coastal living with income potential at 14 Lyndhurst Road, Upper Township, just one mile from Ocean City, NJ. Live in the vacant upstairs 3-bedroom, 1.5-bath unit and collect rent from the downstairs tenant. Property Features: Two 3-Bedroom Units: First Floor: 3 bedrooms, 1 bath, leased for \$2,000/mo + \$250/mo for garage. Second Floor: 3 bedrooms, 1.5 baths, month-to-month tenant, allowing flexibility to occupy at closing or renegotiate lease. Features exclusive rooftop deck with composite decking and vinyl railings. Modern Amenities: Upper unit boasts vaulted ceilings and central air for a bright, comfortable space. Utilities & Parking: Separate electric meters for each unit. Attached two-car garage with individual bays, plus parking for up to eight vehicles, including space for boats, campers, or trailers. Private driveways. Location Benefits: Access to top-rated Upper Township schools and Ocean City High School. Convenient proximity to the Garden State Parkway, shopping, dining, and daily essentials. Beesley's Point redevelopment nearby, promising a marina, luxury hotel, waterfront condos, and upscale retail. Seize this chance to own a flexible, income-producing property in one of New Jersey's premier coastal communities.

## PROPERTY DETAILS

|                 |               |                      |             |
|-----------------|---------------|----------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | Basement    |
| Patio           | Garage        | Living Room          | Partial     |
| Deck            | Attached      | Kitchen              | Crawl Space |
|                 |               | Eat In Kitchen       |             |
|                 |               | Laundry/Utility Room |             |



Ask for Cynthia Balles  
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Water

