

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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1101 Asbury Ave  
Ocean City, NJ 08226

Asking \$1,995,000.00



## COMMENTS

Turn-of-the-Century 4-story building is situated on a corner, only a short walk to the beach and boardwalk. The 3-story, 6 plus bedroom, 4 bath upper cottage boasts 2808 sq. ft. and a huge wrap around deck with main entrance off 11th Street to a grand foyer, that opens through the original double doors to the spacious living room, adjoined by a dining room with double doors into a huge fully equipped kitchen, plus an office/den and full bath. The upper 2 floors feature 6 bedrooms, 3 baths and additional living area. The ground floor retail space and storage area are currently occupied by a kayak and paddleboard store and is approximately 1800 sq. ft. The property offers loads of off-street parking and a lovely landscaped sitting area with a firepit to relax after a long day at the beach. Call today to schedule an appointment to view this amazing property in the heart of Ocean City's downtown.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	6 to 10 Spaces	220 Volt Electricity
Brick Face	See Remarks	Off Street	Display Windows
Vinyl	Sign		Living Space Available
			Restroom
			Smoke/Fire Alarm
			Storage



Heating  
Baseboard  
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Ask for Colin Halliday  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
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Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)  
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