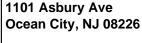




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

info@bergerrealty.com





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 6 to 10 Spaces Block Fence **Brick Face** See Remarks Off Street Sign Vinyl

InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Restroom Smoke/Fire Alarm Storage



Heating Cooling Baseskofor Kevin HalWatayunits Gas Natural Realty Inc Window Units Hot Waler 55th St., Ocean City Call: 609-399-4211 Se@mail to: keh@bergerrealty.com Public Sewer

HotWater Gas