



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



info@bergerrealty.com

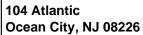
















## **COMMENTS**

Welcome to 104 Atlantic Ave #B! This meticulously maintained 2nd & 3rd floor condo features 6 bedrooms, 3 full baths, over 2,800 square feet of living space, private entrance and only 1 block to the famous Ocean City boardwalk and beaches. The second floor boasts 5 generously sized bedrooms, 2 full baths, two living rooms, dining room, and upgraded kitchen with newer stainless steel appliances and breakfast nook. The large rear deck and gazebo provide a private space for entertaining and relaxing. The top floor is an incredible space that is currently being used as the deluxe primary bedroom with a full updated kitchenette, living room, private full bathroom, and bedroom. The top floor suite has the option of a separate entrance. There is an enclosed outdoor shower and storage shed for all your bikes and beach gear. The HVAC was a recently replaced and updated electrical. 104 Atlantic Ave #B is a great opportunity for either personal use or rentals. Potential rental income is \$60,000-70,000 annually. Check out the video walk-through - https://youtu.be/i-M1WVYJqlU

## PROPERTY DETAILS

Exterior ParkingGarage Vinyl None

OtherRooms Breakfast Nook Dining Room Eat In Kitchen Florida Room Great Room

Laundry/Utility Room

InteriorFeatures Hardwood Floors Master Bath Pets Allowed Wall to Wall Carpet



Ask for Brian Kolmereation/Family
Berger Realty Inc<sup>Storage Attic</sup>
109 E 55th St., Ocean City
Colling
Celinglis 609-399-4215as
Celinali to: bk@bergerrealty.com
Multi-Zoned
Wall Units

