

# Berger Realty

Since 1928



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104 Atlantic  
Ocean City, NJ 08226

Asking \$939,900.00



## 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-M1WVYJqIU>

## PROPERTY DETAILS

|                                                     |                                                                   |                                                                                                                                                           |                                                                                           |
|-----------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                   | ParkingGarage<br>None                                             | OtherRooms<br>Breakfast Nook<br>Dining Room<br>Eat In Kitchen<br>Florida Room<br>Great Room<br>Laundry/Utility Room<br>Recreation/Family<br>Storage Attic | InteriorFeatures<br>Hardwood Floors<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned<br>Wall Units | HotWater<br>Gas                                                                                                                                           |                                                                                           |
| Sewer<br>Public Sewer                               |                                                                   |                                                                                                                                                           |                                                                                           |