

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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>Porch<br>Storage Attic | InteriorFeatures<br>Hardwood Floors<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet |
| Cooling<br>Central Air(s) | Call 609-399-0076     | HotWater<br>Gas   |   |
| Multi-Zoned<br>Wall Units |                       |   |   |



Public Sewer

Ask for Sean McGinnis  
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