



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



info@bergerrealty.com

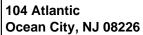
















COMMENTS

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

PROPER'	TY DETAIL	S
---------	-----------	---

Exterior ParkingGarage OtherRooms InteriorFeatures
Vinyl None Breakfast Nook Hardwood Floors
Dining Room Master Bath
Eat In Kitchen Pets Allowed
Florida Room Wall to Wall Carpet
Great Room

Ask for Wendy Browneation/Family Berger Realty Inc Storage Attic

Laundry/Utility Room

Cooling E 55th St., Ocean City Celling leaf() 3-399-421 das

Forced Air Celling Fan 9-399-42 Gas

Gas-Natural Celling Fan 9-399-42 Gas

Celling Fan 9-399-42 Gas

Multi-Zoned Wall Units

Sewer Public Sewer

Multi-Zoned

Heating

