



4513 Central Ave  
Ocean City, NJ 08226

Asking \$1,850,000.00



### COMMENTS

\$300,000 PRICE REDUCTION - MOTIVATED SELLER BEST PRICE ON THE BEACH- DON'T LET THIS BEACHFRONT PROPERTY PASS YOU BY. Beachfront property. The large deck off the living room is just feet from the famous Ocean City Beach. Sit on the deck and listen to the ocean roar. If you want some alone time you can sit on the deck off the main bedroom or the one off the second bedroom and people watch. Great rental history. This will not last, act fast and you can reserve a few weeks for yourself. New in 2023, HVAC and Oven. Park under the house, why fight for a parking space when you can own one? Enjoy chilly nights by the fireplace. Large storage room for all your beach equipment. Outside shower. All furnishings will stay.

### PROPERTY DETAILS

|                                      |                       |   |   |
|--------------------------------------|-----------------------|---|---|
| Exterior<br>Vinyl                    | ParkingGarage<br>None | OtherRooms<br>Breakfast Nook<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor | InteriorFeatures<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed |
| Heating<br>Forced Air<br>Gas Natural | Cooling<br>Central    | HotWater<br>Gas   | Water<br>Public Water   |



Ask for Patrick McKenna  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mck@bergerrealty.com

