

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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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.** 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. HVAC was completely replaced in August 2023. 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 Vinyl	ParkingGarage None	OtherRooms Breakfast Nook Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor	InteriorFeatures Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath Pets Allowed
Heating Forced Air	Cooling Central	HotWater Gas	Water Public Water



Ask for Terri Ney  
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