

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**12-14 Garfield**  
**Ocean City, NJ 08226**

**Asking \$1,450,000.00**



## COMMENTS

Rare investment opportunity to have a fully upgraded duplex with a detached 3 car garage, with 8 + parking spaces fronting the garages. Plenty of off-street parking for OC with 3 car detached garage and driveway with plenty of space for parking. For boating enthusiasts boat slips available for seasonal rent and at times for purchase steps from your front door. Bay living without bay prices. First floor unit features 3 spacious bedrooms, 2 baths, hardwood floors and carpet throughout. This unit has been updated with fresh paint, new appliances, updated bathrooms, and kitchen. Second floor features 3 spacious bedrooms, 1 bath, with updates throughout including fresh paint, appliances, updated kitchen and bathrooms. Enjoy a short walk to any boat/jet ski slip.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Bay View	Detached Garage	Dining Area	Crawl Space
Porch	Three or More Cars	Kitchen	
Porch-Enclosed		Laundry/Utility Rm	
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		



Ask for Dawn Scarlata  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dns@bergerrealty.com

