



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



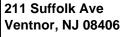












Asking \$799,000.00



## COMMENTS

This Multi-Family Tri-Plex Property has Three 3 bedroom-1 bath apartments, all approximately 1000 square feet. Large Storage Attic with Tons of Potential. 1st and 2nd floor Apartments have been Recently Renovated, 3rd floor unit needs updating. All 3 units are currently occupied with tenants paying below market value rent. All Tenants are on a month to month lease. All Apartments Have Separate Meters for Gas and Electric & their own Washer/Dryers. Please allow 24-48 hours notice for showings when possible. Best Shown on Sat/Sun 11am-12pm and Wed 5-6pm. Short Walk to The Beach/Boardwalk or Ski Beach Concerts. Conveniently Located and Walking Distance to CVS, Ventnor Produce/Deli, The Dorset Cafe, The Red Room, Custards Ice Cream, Ventnor Coffee, Liguor Store and More! Walking Distance to the Beach and Boardwalk, Playgrounds, Crew/Boat Ramp, and Ball Fields. Call for more details!

|                 | PROPERTY DETAILS   |             |    |
|-----------------|--------------------|-------------|----|
| OutsideFeatures | ParkingGarage      | Basement    | Н  |
| Bay View        | Auto Door Opener   | Crawl Space | B  |
| Porch           | Detached Garage    |             | Fo |
| Sidewalks       | Three or More Cars |             | G  |
|                 |                    |             | H  |
| Cooling         | List\A/stor        | Water       | 0  |
| Cooling         | HotWater           | water       | S  |
| Coiling Ean(s)  | Gas                | Public      | P  |
| 1 - 2 1         | Ask for Karen      | A Becker    |    |

r Karen A. Beckei Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kab@bergerrealty.com

leating Baseboard orced Air Gas-Natural Hot Water

Sewer Public Sewer

