



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



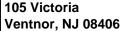












Asking \$2,200,000.00



COMMENTS									
OFFERED AS	А	RENTAL		-	AS	А	REDEVELO		-
CONDOS									
own a truly exce	otiona	l beach bloc	k property with	n option	s‼ Th	is 12	-unit multifam	ily gem o	ffers
the perfect blend	of co	omfort and c	onvenience, fe	aturing	one-b	edroo	om layouts wi	th two dis	tinct
sizes – 6 units	spanr	ning 400 sq	ft and the ren	naining	6 boa	asting	g 600 sqft of	living sp	ace.
Currently, this property presents a unique investment opportunity, with only 4 units occupied out									
of the 12, 3 of w	/hich	are under a	ctive yearly lea	ases. Th	he pot	entia	al for growth a	and incom	ne is
immense, offering	g the	chance to i	maximize retur	ns in a	prime	e bea	ach block loca	ation. Also	o an
exceptional redevelopment opportunity with R9 zoning permitting Single family, townhomes or									
condos situated on a generous 62.5x60 lot in the coveted B zone. It is important to note if this									
property is completely redeveloped due to City ordinance already in place structure can be built									
67 ft high by default and without a variance and that will make it the highest building in the entire									
beach block. Dev	elope	rs and build	ers please call	to get a	all deta	ailed	information. T	he buildir	ng is
7700 sq ft with fi	nisheo	d basement	and laundry ro	om.The	prope	erty e	njoys the ben	efits of a	high
elevation, ensurir	01								
property has not		•	0				0		
insurance during	his 35	5 years owne	ership. During t	he Sup	er Sto	rm S	andy no wate	r accumul	ated
on Victoria Ave, r			,						0
efficiently manage									
		ility. This pi	operty present	s a rare	e oppo	ortun	ity to become	a part of	the



ts by a sold in as is condition. Also Don't miss out on this chance to radise and capitalize on the thriving beach blog a sold in as is condition. Also Don't miss out on this chance to radise and capitalize on the thriving beach blog a store your 109 E 55th St., Ocean City

Call: 609R39E421 DETAILS Pating Pates of the Bottler Reality.com None Eat In Kitchen Kitchen Laundry/Utility Rm Living Room



Heating Oil HotWater Gas Water Public

Sewer Public Sewer