

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1744 Wesley  
Ocean City, NJ 08226

Asking \$1,099,900.00



## COMMENTS

Great location! Discover an outstanding investment opportunity just steps from the beach and boardwalk. Only 4 houses to the beach and one from the corner. This first-floor unit is in impeccable condition with 1318 sq ft of living space. 3 spacious bedrooms and 2 bathrooms, including a fully renovated master bath with a new vanity, ceramic tile, and shower. The unit has newer flooring throughout, its freshly painted, a wood-burning fireplace, and kitchen outfitted with newer appliances. It sold fully furnished and equipped with some brand-new furniture. Enjoy the expansive front porch, two car off-street parking, and a strong rental history, already securing over \$35,000 in rentals for this upcoming summer. The second floor is privately used by the owner and does not rent. This property is an excellent choice for those looking for a second home or investor. Opportunity to buy at almost land value, improvement and have tons of equity. See associated documents for insurance, master deed, survey/parking details etc. Property is move-in ready, fully equipped, and easy to show.

## PROPERTY DETAILS

|                      |                       |                                    |                                  |
|----------------------|-----------------------|------------------------------------|----------------------------------|
| Exterior<br>Asbestos | ParkingGarage<br>None | OtherRooms<br>Laundry/Utility Room | Heating<br>Baseboard<br>Electric |
| Cooling<br>Central   | HotWater<br>Electric  | Water<br>Public Water              | Sewer<br>Public Sewer            |



Ask for Leon Grisbaum  
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