

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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3060 West  
Ocean City, NJ 08226

Asking \$999,000.00



## COMMENTS

Welcome to 3060 West Ave! The best priced unit on the market that features 4 large bedrooms and 3 full baths. This split-level, first floor unit has all the space you've been looking for. You will have enough room to live the beach life with family and friends without cramping your style. Being offered furnished, less some personal items and artwork, this well maintained unit is as turnkey as it gets. No Summer 2024 leases are in place, giving you the choice to enjoy the whole summer to yourself or list for rent and take advantage of the fabulous rental income potential! Just 2 short blocks to the beautiful 31st street beach, you will also be walking distance to some of Ocean City's most iconic mainstays for Shopping, Eating, and Recreation! A short bike ride or jog to the world famous Boardwalk, you're close enough to the action without sacrificing the relaxation you crave. With additional features such as: 2 decks, a gas fireplace, enclosed outside shower, storage closet, one car garage and another off street parking spot, 3060 West Ave has everything to make this your perfect year round or vacation home! Schedule your showing today!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Auto Door Opener	Dining Area	Fireplace(s)
	One Car	Laundry/Utility Room	Kitchen Center Island
			Master Bath
			Wall to Wall Carpet



Cooling  
Ask for S. Evans Campbell  
Central  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: fec@bergerrealty.com

HotWater  
Campbell

Water  
Public Water

