

**4933-35 Central  
Ocean City, NJ 08226**

**Asking \$9,900,000.00**



**COMMENTS**

Rare opportunity to own this one-year young beachfront duplex on a 50 foot lot in the desirable South End. Each unit boasts over 3,000 square feet of luxury including 5 bedrooms, 5 baths, 4 decks, gourmet kitchen with wine fridge, great room with fireplace, elevator, driveway and oversized garage with electric vehicle charger. Ground floor of each unit has an impressive entry hall, full bath and private cabana with full size video games and queen sleeper sofa. Also included are beach chairs and towels, boogie boards, outdoor furniture and a gas grill. The property includes a beautifully manicured beach-front lawn and outdoor showers. Both units are being sold fully furnished in addition to offering every amenity necessary to make this investment property a hit with vacationers both on and off season. Each unit comfortably accommodates up to 16 guests. Excellent income potential with the Summer season largely booked already. Sweeping panoramic views of the beach and ocean spanning from Atlantic City to Strathmere. Ideally located to enjoy the beauty and tranquility of the South End within proximity to the Ocean City boardwalk/downtown area and Sea Isle City restaurants and nightlife. This property is being offered as individual units or as a duplex. Enjoy the Summer in Ocean City with your family in one unit while renting out the other for income, utilize the entire property as an investment, or purchase an individual unit. If you have been considering buying property in Ocean City this is a must see!

**PROPERTY DETAILS**

|                  |                  |                |             |
|------------------|------------------|----------------|-------------|
| OutsideFeatures  | ParkingGarage    | OtherRooms     | Basement    |
| Beach Access     | Auto Door Opener | Dining Area    | Crawl Space |
| Cabana           | Two Car          | Eat In Kitchen |             |
| Curbs            |                  | Great Room     |             |
| Deck             |                  | Kitchen        |             |
| Handicap Access  |                  |                |             |
| Ocean View       |                  |                |             |
| Outside Shower   |                  |                |             |
| Porch            |                  |                |             |
| Sidewalks        |                  |                |             |
| Sprinkler System |                  |                |             |
| Heating          | Cooling          | HotWater       | Water       |
| Forced Air       | Ceiling Fan(s)   | Tankless-gas   | Public      |
| Gas-Natural      | Central          |                |             |
| Sewer            |                  |                |             |

# Berger Realty

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Public Sewer



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