



**1 Mechanic  
 Absecon, NJ 08201**

**Asking \$175,000.00**



SJSRMLS

**COMMENTS**

CASH ONLY CONTACT LISTING AGENT FOR DETAILS. BEAUTIFUL THIRD FLOOR END UNIT WITH ELEVATOR IN BUILDING. 885 SQ FT WITH OPEN CONCEPT FLOOR PLAN. 1 BEDROOM 1 BATH FEATURING HIGH END ENGINEERED HARDWOOD FLOORING, DESIGNER KITCHEN W/42" CABINETS, GRANITE COUNTER TOPS & STAINLESS APPLIANCES. LARGE BATHROOM WITH TILE FLOORS AND WALK IN SHOWER. LARGE MASTER BEDROOM WITH WALK IN CLOSET. BUILDING FEATURES ASSIGNED PARKING, KEY FOB ACCESS FOR SECURITY, FULLY EQUIPPED GYM, CONFERENCE ROOM, PARTY ROOM, MULTIPLE SEATING AREAS WITH FLAT SCREEN TV'S AND FIREPLACE, HUGE COMMON DECK, PRIVATE STORAGE AREA, CONVIENENT LOCATION TO SHOPS & RESTAURANTS, TRAIN STATION, BEACHES & CASINOS. ASSOCIATION INCLUDES WATER, TRASH REMOVAL, SNOW REMOVAL, MAINTENANCE, MANAGEMENT, USE OF COMMON AREAS, GYM, CONFERENCE ROOM, PARTY ROOM, EXTERIOR INSURANCE & PARKING. HIGHEST & BEST DUE BY Friday MAY 24,2024.

**PROPERTY DETAILS**

|               |                   |             |                |
|---------------|-------------------|-------------|----------------|
| ParkingGarage | InteriorFeatures  | Heating     | Cooling        |
| None          | Handicap Features | Forced Air  | Ceiling Fan(s) |
|               | Pets Allowed      | Gas-Natural | Central        |

|          |              |              |
|----------|--------------|--------------|
| HotWater | Water        | Sewer        |
|          | Public Water | Public Sewer |



Ask for Graham Ginn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: gmg@bergerrealty.com  
 https://www.ocnj.com

