



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



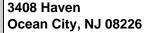












Asking \$239,900.00



## COMMENTS

Very desirable pool side unit at the Crossings. New LVP flooring installed, new corian counter top, new kitchen sink, new kitchen faucet, new glass stove top, new wall A/C/heater unit, new fiberglass entry door and new bathroom and closet doors. Full size refrigerator, king bed and sofa bed. Absolutely pristine condition. Amenities include a heated pool, parking, community room, onsite laundry room, storage room, elevator and onsite management and rental program. The 34th street beach is just three blocks away. Conveniently located close to shopping, basketball courts, tennis courts, restaurants and playground. Crossing offers you the opportunity to rent on your own or use the onsite rental program for a carefree rental investment or not rent at all. Seller choose not to rent for the 2024 season. 2023 gross rental income was \$20,830. See Agent Remarks.

PROPERTY DETAILS				
ParkingGarage	OtherRooms	Heating	Cooling	
None	Breakfast Nook	Electric	Wall Units	
Water	Sewer			
Public Water	Public Sewer			



Ask for Tony Bono Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: ab@bergerrealty.com

