



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

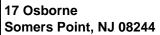
















COMMENTS

INVESTORS ONLY / TENANT OCCUPIED. SALE SUBJECT TO LEASE. Just Minutes off Parkway Exit 30 (Ocean City), in one of the nicest Fairways locations. This 3 bedroom home is less than 5 miles to the Ocean City Beaches and Boardwalk. Minutes to Great Bay Country Club Golf Course, Kennedy Park, Tennis and Pickleball courts. Recent upgrades include newer roof, siding and windows, as well as newer Gas Furnace, hot-water heater and appliances. Completely updated bathroom in 2024. Large, 75\x120\' lot. Handicap ramp in front. Nearly turnkey investment property.

I NOI ENTI DETAILS		
OutsideFeatures	ParkingGarage	AppliancesIncluded
Curbs	None	Dryer
Handicap Access		Gas Stove
Paved Road		Refrigerator
Porch		Washer
Sidewalks		
	OutsideFeatures Curbs Handicap Access Paved Road Porch	OutsideFeatures ParkingGarage Curbs None Handicap Access Paved Road Porch

Basement Heating HotWater Water Crawl Space Gas-Natural Gas Public

Sewer Public Sewer

Ask for John McElhiney Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: jjm@bergerrealty.com

