

# Berger Realty

Since 1928



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



955 Asbury Ave  
Ocean City, NJ 08226

Asking \$815,000.00



## COMMENTS

**\*\*INVESTOR ALERT\*\*** Wonderful opportunity to own this DUPLEX with a very established and locally famous Restaurant (32 seats) on the first floor, and an updated 3 bedroom, 1 bathroom condo with a HUGE, redone in 2024, outdoor deck on the second floor! This property is centrally located on the 9th Street block of the famous Ocean City Downtown area, and only a few blocks to the beach. This is a great opportunity to purchase your vacation home- while making income at the same time. Many improvements have been made to the entire building, and currently the apartment is vacant and ready for new owners to enjoy themselves, or create additional rental income for themselves. Please inquire to the listing agent for the improvements lists, and lease details for this awesome investment opportunity - priced very well in a highly desired area!

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Block	None	Handicap Features	Slab
Frame/Wood		Living Space Available	
		Restroom	
		Security System	
		Smoke/Fire Alarm	

Heating	Cooling	HotWater	Water
Electric	Ceiling Fan(s)	Gas	Public
	Central		
	Wired for		



Ask for John Greiner

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