



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com



Asking \$1,449,000.00

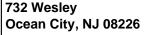














## COMMENTS

Located in Ocean City's coveted Historic District, this exceptional duplex blends timeless charm, income potential, and a prime coastal location. The property offers a total of 9 bedrooms and 3.5 baths-featuring a spacious 6-bedroom, 2.5-bath upper unit perfect for extended family use, seasonal rental, or a private beach retreat, and a well-maintained 3-bedroom, 1-bath lower unit currently occupied by a long-term tenant, providing immediate rental income. In the rear of the property, you'll find a detached garage and off-street parking, a true luxury in this highly desirable neighborhood, as well as a dedicated workshop space-ideal for hobbies, storage, or creative use. Just steps from the beach, boardwalk, and the town's vibrant downtown, this home delivers convenience, character, and versatility. Whether you're seeking a smart investment, a legacy shore property, or both, this rare offering in one of New Jersey's most iconic neighborhoods checks every box.

|                 | PROPI         | PROPERTY DETAILS |          |
|-----------------|---------------|------------------|----------|
| OutsideFeatures | ParkingGarage | OtherRooms       | Heating  |
| Curbs           | Two Car       | Dining Room      | Radiator |
| Fenced Yard     |               | Kitchen          |          |
| Outside Shower  |               | Living Room      |          |
| Porch-Enclosed  |               | Storage Attic    |          |
| Sidewalks       |               | Workshop         |          |



Water GaAsk for Brian Kolmetric Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: bk@bergerrealty.com Sewer Public Sewer

