

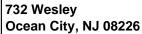


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$1,395,000.00













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.

PROPERTY DETAILS OutsideFeatures ParkingGarage OtherRooms

Two Car Curbs Dining Room Fenced Yard Kitchen Living Room Outside Shower Porch-Enclosed Storage Attic

Sidewalks Workshop HotWater Water

GaAsk for Joan S. Specificer Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jss@bergerrealty.com Sewer **Public Sewer**

Heating

Radiator

