

# Berger Realty

Since 1928



Ocean 17  
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**3338-40 Asbury**  
**Ocean City, NJ 08226**

**Asking \$1,899,000.00**



## COMMENTS

Looking for a Unicorn? Rare duplex available for sale and immediate occupancy ! Enjoy the summer 2025 season in OCNJ. Close to everything and just steps to the beach. Three bedrooms two spacious baths on each floor, roof-top deck, economical gas heat and central air are just a few of the features. Perfect for a big family with lots of flexibility of use! Enclosed garages for all your storage needs. Just steps to great beaches and close to playground, basketball and tennis, perfect for a summer with family and friends !

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Outside Shower	One and Half Car	Breakfast Nook	Forced Air
Porch		Dining Area	
Sidewalks		Great Room	
Sprinkler System		Laundry/Utility Rm	
Cooling	HotWater	Water	Sewer
Central	Electric	Public	Public Sewer



Ask for Colin Halliday  
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