

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Leon Grisbaum  
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