

# Berger Realty

Since 1928



Berger Realty, Inc.  
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226 Asbury  
Ocean City, NJ 08226

Asking \$1,699,000.00



## COMMENTS

Have a large family? Looking for a multi-unit investment property? Wishing you could find the perfect home for year round living or to spend your summers at the beach? Then don't miss this super RARE, MULTI-UNIT property featuring two separate units. Located in the desirable North End of Ocean City, NJ this property provides the best of both worlds with Classic OC charm paired with modern amenities. The 3 bedroom, 3 bathroom 2-story home in the front of the property was completely renovated down to the studs about 12 years ago and the 2 bedroom, 1.5 bathroom detached unit in the back of the property was completely rebuilt from the ground up just a few years ago. The front unit has a great enclosed sun porch, master bedroom w/ walk-in closet and private bathroom, and a large kitchen/dining area. The rear unit has a spacious living room, compact kitchen, spacious bedrooms, and tons of natural light. The garage is the perfect game room/hangout spot for after the beach or use the space to park and charge your electric car with the built in high output car charger. The property is also equipped with leased top of the line Solar panels that can easily be transferred to the new owners saving you \$\$ every month on your electric bill. Between the units there is a small but cozy backyard that features a hot tub and outdoor bar/counter area to relax. This property would make a great vacation home for a large family, a great rental/investment property, or a blend of both if you rent one unit out while you enjoy the other! Must see in person to appreciate!

## PROPERTY DETAILS

### Outside Features



### Parking/Garage

Detached Garage

On Asbury Ave

Ask for Tony Bone

Berger Realty Inc.  
3160 Asbury Avenue  
Call: 609-399-0076

Email to: ab@bergerrealty.com

Ceiling Fan(s)  
Central

### Other Rooms

Dining Room

Eat In Kitchen

Kitchen

Laundry/Utility Rm  
Living Room

Call: 609-399-0076

Email to: ab@bergerrealty.com

Gas

### Basement

Crawl Space



Sewer  
Public Sewer