

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3101 Boardwalk  
Atlantic City, NJ 08401

Asking \$540,000.00



## COMMENTS

Welcome to 704-2. Enjoy the amenities of Ocean Club right on the beach and have a three (3) bedroom unit to live in located beachfront with extraordinary views. There are only 65+ three (3) bedroom units out of 754 units at Ocean Club. This is a beachfront unit, and it is priced to sell. It's a Must See. It allows for lots of opportunity, and it is also a good investor investment option. As a lower floor you also get fabulous views. Enjoy the Olympic size heated pool and large sun deck, gym, steam room, pool table and other amenities on the 6th floor. Walk out your door to the famous AC Boardwalk and Beach. Steps away from the casinos, 246 restaurants, shopping, and a huge outdoor discount mall. Ride the tram, walk, or bike on the Boardwalk to your destination. Amusements and fun abound! Pet friendly! CALL FOR LEASE RATES. Parking \$500 for first car and it is a one time charge, second car \$300 per year. There is a Special Assessment Fee of \$891 per month for 2025. Total condo fees \$2,851 per month.

## PROPERTY DETAILS

|                      |                                                 |                                                                     |                                  |
|----------------------|-------------------------------------------------|---------------------------------------------------------------------|----------------------------------|
| Exterior<br>Dryvit   | ParkingGarage<br>Attached Garage<br>See Remarks | OtherRooms<br>Breakfast Nook<br>Dining Room<br>Laundry/Utility Room | InteriorFeatures<br>Pets Allowed |
| Heating<br>Heat Pump | Cooling<br>Electric                             | Water<br>Public Water                                               | Sewer<br>Public Sewer            |



Ask for Mary Kuchka  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mk@bergerrealty.com

