

Berger Realty

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Ocean 17
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**4102 West
Ocean City, NJ 08226**

Asking \$899,000.00



COMMENTS

Wide open, unobstructed views of sunsets, wetlands and wildlife. Oversized corner 40 x 100 lot with plenty of parking. 5 homes from the beach. Roomy 3 bedroom, 2 bath property with large front and rear decks, 50 year, GAF-certified roof installed 2024, exterior stairs replaced 2023. Vaulted ceilings, garage, storage and outside shower. Just needs upgrades > It's all about the captivating views at 4102 West Ave. Doing the math: Gut it, invest \$100k into it and you're at \$995k minimum . 3805 West Ave is pending at \$995k 'across' the street with very marginal views. 1st floor neighbor will cooperate with enhancing the building.

PROPERTY DETAILS

Exterior Vinyl	ParkingGarage One Car	OtherRooms Dining Area Laundry/Utility Room	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Kitchen Center Island Master Bath
Heating Electric	Cooling Ceiling Fan(s)	Water Public Water	Sewer Public Sewer



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