

# Berger Realty

Since 1928



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**3337 Central  
Ocean City, NJ 08226**

**Asking \$1,399,900.00**



## COMMENTS

Almost Beachfront! Location, location, location!! Check out this first floor home that sits just one house off of the beach! You can enjoy the ocean breezes, the salt air and sounds of the waves from your large east facing porch or living room - for a fraction of the price of beachfront! This four bedroom, 2 bath home is conveniently located near the 34th Street beach with easy access to the bridge, restaurants, Wawa, Acme, mini golf, and ice cream shops. It offers a newer kitchen with white cabinets, a spacious dining area (also easterly facing), granite counters and tile flooring, four brand new twin beds, a gas fireplace, plenty of off-street parking, and weekly summer rentals already in place. Start collecting income as soon as you buy it with over \$54,000 (gross) in rental income booked for this summer. This is the most attractively priced beachblock property you'll find in Ocean City! Don't miss it!

## PROPERTY DETAILS

|                        |                                      |                                                                 |                                           |
|------------------------|--------------------------------------|-----------------------------------------------------------------|-------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>None                | OtherRooms<br>Dining Area<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Kitchen Center Island |
| Heating<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central | Water<br>Public Water                                           | Sewer<br>Public Sewer                     |

