

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3337 Central  
Ocean City, NJ 08226

Asking \$1,199,000.00



## COMMENTS

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 "almost beachfront" first floor home sits just one house off of the beach! Offering four bedrooms and 2 baths, the home is conveniently located near the famous 34th Street playground with easy access to the bridge, restaurants, Wawa, Acme, mini golf, recreation center, tennis courts, ice cream shops, and all the fun that the 34th Street area offers locals and visitors. It offers a newer kitchen with white cabinets, a spacious dining area (also easterly facing), granite counters and tile flooring, a new sofa bed, four brand new twin beds and comforters, 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                     |



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