



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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3337 Central Ocean City, NJ 08226

Asking \$1,350,000.00

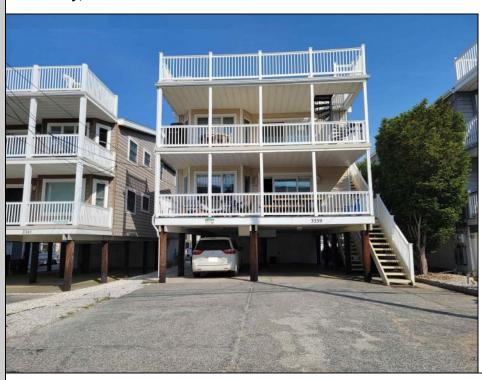












## **COMMENTS**

\*\*OPEN HOUSE: FRIDAY, JUNE 13TH - 11:00 AM - 1:00 PM 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 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 ParkingGarage OtherRooms InteriorFeatures Vinyl Dining Area Kitchen Center Island None Great Room Laundry/Utility Room



Cooling Water Ceiling Fan(s) Public Water CeAtsk for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jfm@bergerrealty.com

Sewer

Public Sewer