

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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9600 Amherst  
Margate, NJ 08402

Asking \$299,000.00



## COMMENTS

New to Market. Wow this one bedroom renovated condo has water views and is steps to the bay, fishing, marinas, Steve and Cookies, Lambert's, Tomatoes, Memories and more. Very low condo fee of 250 a month which includes water, sewer, insurances and hot water. Low taxes. A great home or rental property. All new flooring, paint, kitchen and bath granite and marble. Heat and air one year old. Off street parking. There is a laundry room on the property and storage for each unit. There are no rental or pet restrictions. Only eight units in the building with just a handful of owners. No water in unit during Sandy. Passed fire inspections recently. Elec bills average 150 a month for a full time yearly owner resident. Water heater is less than two years old and roof is approximately 8 years old. Easy to show call for a tour.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Baseboard	Electric	Public Water
		Multi-Zoned	
		Wall Units	
Sewer			
Public Sewer			



Ask for Michael Wallitsch  
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