



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com



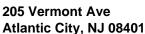


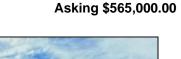














COMMENTS

Listing Attention: This property presents a unique opportunity to own a beautiful duplex in a prime beach block location. You can either develop a trophy property with stunning panoramic waterfront views or retain the existing structure and upgrade it for substantial income through Airbnb rentals. This property is legally zoned as a duplex, allowing for extra income generation. You can occupy one unit while renting out the other or capitalize on the booming Airbnb market. Positioned just a short walk from the renowned Atlantic City beach, this home is an ideal rental property for both vacationers and long-term tenants. The property features six generously sized bedrooms and two bathrooms in the upper unit, currently rented for \$1,500 per month, which is well below current market value, and a two-bedroom, one-bathroom unit on the ground level, rented for \$1,100 per month, providing ample space for family, friends, and guests. The LH-2 Zoning District permits multi-family, low-rise, and mid-rise residential buildings, along with opportunities for restaurants, bars, non-casino hotels, townhouses, and other uses. This is truly a rare opportunity that may not come around again.

PROPERTY DETAILS OutsideFeatures

Curbs None Deck Porch

Sidewalk

ParkingGarage OtherRooms Den/TV Room Dining Area Kitchen Living Room

Room

Basement

6 Ft. or More Head

Pantry Ask for Christopher Malinowski CoBieger Realty IncHotWater Window Units 1670 Boardwalk, Ocean City

Call: 609-391-0500

Email to: cma@bergerrealty.com