

Berger Realty

Since 1920



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

info@bergerrealty.com



14 Lyndhurst
Upper Township, NJ 08223

Asking \$579,000.00



COMMENTS

Rare opportunity - Live in the upstairs 3br 1.5 ba unit and collect rent from the first floor tenant. Kid friendly neighborhood ! Welcome to 14 Lyndhurst Road, Marmora—Coastal living while generating income in the highly desirable Upper Township. Situated just one mile from Ocean City, this spacious 2,150-square-foot property sits on a generous 9,448-square-foot lot, presenting a unique opportunity for investors or homeowners seeking versatility and value. Property Highlights—Two distinct units, each designed for comfort and functionality. First-floor unit: 3 bedrooms, 1 bath, currently leased—providing immediate rental income to the new owner. Second-floor unit: 3 bedrooms, 1.5 baths, occupied month-to-month—offering flexibility for new owner to move in at closing. 2nd floor has Exclusive use of the rooftop deck over the garage, featuring composite decking and vinyl railings—an ideal setting for relaxation or entertainment. Vaulted ceilings and central air in the upper unit, ensuring a bright, airy living space. Separate electric service for each unit. Additional Features -Attached two-car garage with separate bays, maximizing privacy and storage. Parking for up to eight vehicles, with additional space for boats, campers, or trailers. Dual driveways, enhancing accessibility and convenience. Quality dimensional shingle roof, ensuring durability and peace of mind. Low property taxes, making ownership even more attractive. Location Advantages—Highly rated Upper Township schools and Ocean City High School. Less crowded beaches, offering a more relaxed coastal experience. Easy access to the Garden State Parkway, simplifying commuting. Nearby shopping, dining, and everyday conveniences—all within walking distance. Future Growth & Investment Potential The development of Beesley's Point is set to transform the area into a vibrant waterfront community. A marina, a luxury hotel, waterfront condominiums, and high-end retail and dining areas and a nature preserve, seamlessly blending modern amenities with natural beauty. To maximize your investment and take full advantage of the growing potential in this developing community, make 14 Lyndhurst Road your next investment. Don't miss this opportunity to own a versatile, income-producing property in one of the most desirable coastal communities. Call today to schedule your showing! Email to: jmp@bergerrealty.com



Ask for James P. Monroe
Berger Realty Inc.
100 E 55th St. Ocean City
NJ 08226
Call 609-399-4211

PROPERTY DETAILS

Basement	Heating
Crawl Space	Baseboard
	Hot Water



Wall Units

Hot Water
Oil

Water
Public

Sewer
Septic