

Berger Realty

Since 1928



Berger Realty, Inc
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**14 Lyndhurst
Marmora, NJ 08223**

Asking \$519,000.00



COMMENTS

Discover coastal living with income potential at 14 Lyndhurst Road, Upper Township, just one mile from Ocean City, NJ. Live in the vacant upstairs 3-bedroom, 1.5-bath unit and collect rent from the downstairs tenant. Property Features: • Two 3-Bedroom Units: ? First Floor: 3 bedrooms, 1 bath, leased for \$2,000/mo + \$250/mo for garage. ? Second Floor: 3 bedrooms, 1.5 baths, month-to-month tenant, allowing flexibility to occupy at closing or renegotiate lease. Features exclusive rooftop deck with composite decking and vinyl railings. • Modern Amenities: Upper unit boasts vaulted ceilings and central air for a bright, comfortable space. • Utilities & Parking: Separate electric meters for each unit. Attached two-car garage with individual bays, plus parking for up to eight vehicles, including space for boats, campers, or trailers. Private driveways. Location Benefits: • Access to top-rated Upper Township schools and Ocean City High School. • Convenient proximity to the Garden State Parkway, shopping, dining, and daily essentials. • Beesley's Point redevelopment nearby, promising a marina, luxury hotel, waterfront condos, and upscale retail. Seize this chance to own a flexible, income-producing property in one of New Jersey's premier coastal communities.

PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
Attached Garage	Crawl Space	Baseboard	Central
Two Car		Hot Water	Wall Units



Water
Public for John Tonkinson
Sewer
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