

# Berger Realty

Since 1928



Berger Realty, Inc.  
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14 Lyndhurst Rd  
Marmora, NJ 08223

Asking \$549,000.00



## 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 Sewer  
Public for Kevin Halley

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