



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com













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.

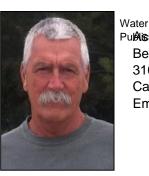
ParkingGarage Attached Garage Two Car

PROPERTY DETAILS Basement **Crawl Space**

Heating Baseboard Hot Water

Sewer

Cooling Central Wall Units



Pulatisk for Michael Deevolin Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: msd@bergerrealty.com

