

# Berger Realty

Since 1920



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



24 W Carolina  
Long Beach Island, NJ 08008

Asking \$1,200,000.00



## COMMENTS

Tucked away in the serene southern end of Long Beach Island's Holgate neighborhood, 24 W Carolina Ave, Long Beach, radiates coastal allure, offering a rare location (just 7 homes from the beach) duplex that's as enchanting as it is versatile. Just steps from the Atlantic's shimmering sands, this captivating property invites you to immerse yourself in the tranquil rhythm of seaside living while presenting an extraordinary opportunity to invest, relax, or build anew. This well-appointed duplex boasts two distinct units, each featuring two cozy bedrooms and a well-designed bathroom, perfect for accommodating guests, extended family, or summer renters seeking the quintessential LBI experience. The upper unit elevates coastal living with a sprawling deck, an expansive outdoor oasis where you can savor morning coffee with ocean breezes, host sunset gatherings, or simply bask in the glow of starry summer nights, extending your living space into the salty air. Adding to the property's appeal is the rare and coveted parking for up to eight vehicles—a game-changer during the bustling summer months when space is at a premium, ensuring effortless convenience for you and your guests. Beyond its immediate charm, this duplex is a golden ticket to generate substantial rental income while you dream up and design a custom beachfront masterpiece on this prime lot, perfectly positioned to capture Holgate's peaceful ambiance and breathtaking ocean views. Just minutes away, the Edwin B. Forsythe National Wildlife Refuge beckons with its winding trails and vibrant birdlife, ideal for nature lovers seeking quiet escapes. Savor the local flavor at beloved spots like The Shack, or venture to nearby Beach Haven, where the lively charm of Fantasy Island Amusement Park, and eclectic boutiques and eateries await, offering endless possibilities. This property isn't just a home—it's a canvas for your coastal legacy, offering immediate rental returns with the freedom to craft a bespoke oceanfront retreat or the thrill of possibility at 24 W Carolina Ave. Schedule your private tour today and let this Holgate gem inspire your next chapter. Building initiated with 609-399-0076



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call 609-399-0076

PROPERTY DETAILS  
Email to: js@bergerrealty.com  
ParkingGarage OtherRooms  
None Dining Area  
Kitchen  
Living Room



Water  
Public

Sewer  
Public Sewer