

706 OHIO  
Atlantic City, NJ 08401

Asking \$469,000.00



SJSRMLS

Image capture: Sep 2023 © 2024 Google

COMMENTS

This mixed-use property that masterfully blends sophisticated residential living with modern commercial functionality. Spanning three additional lots, this exceptional building is anchored by a pristine three-story apartment and a first-floor office space offering a perfect balance of luxury and practicality. The apartment is a showcase of meticulous craftsmanship, featuring beautiful hardwood floors, recessed lighting, elegant crown molding, and striking stack stone accents. Upon entry, an open and airy layout welcomes you with two spacious guest bedrooms, a full bath, and an inviting dining area. The space seamlessly transitions into an impeccable eat-in chef's kitchen, where granite countertops, a Viking stove with professional hood, and ample workspace create the ultimate culinary experience. A stylish wet bar adds both convenience and charm, while the adjacent living room with its own half bath and sliding doors leads to a private deck, perfect for entertaining and enjoying scenic sky views. Ascending to the third floor, the home's grandeur continues with a sumptuous master suite boasting a sprawling private deck, ideal for unwinding in the fresh air. The suite is complemented by two additional well-appointed bedrooms, a custom walk-in closet, and a spacious bathroom featuring a luxurious rain-head shower. A dedicated laundry room adds practicality, ensuring comfort and convenience at every turn. The first-floor office is equally impressive, providing a fully equipped kitchen, 2 ½ baths, and two separate offices a flexible space that caters to professional needs or an efficient work-from-home setup. Beyond the interiors, the property's professionally landscaped courtyard and garden create a serene retreat, enhancing the urban-chic ambiance. And the location is unbeatable just a few blocks from Tanger Outlets and the vibrant energy of Atlantic City, it offers the ideal mix of residential tranquility and city convenience. In summary, this property is a masterpiece of design and functionality, offering luxury living with professional versatility. Whether you're searching for a high-end residence or a dynamic live-work space, this exceptional property is a must-see. --- This version streamlines the language while amplifying its appeal. Does this capture the essence you're looking for, or would you like further tweaks?

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Dining Room	Slab
Fenced Yard		Great Room	
Shed		Laundry/Utility Rm	
Sprinkler System		Recreation/Family	
		Storage Attic	
		Workshop	
Heating	Cooling	HotWater	Water

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Baseboard  
Gas-Natural  
Hot Water  
Multi-Zoned

Attic Fan  
Ceiling Fan(s)  
Central  
Multi-Zoned

Gas

Public

Sewer  
Public Sewer



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

