

# Berger Realty

Since 1928



Berger Realty, Inc  
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308 33rd  
Ocean City, NJ 08226

Asking \$1,450,000.00



## COMMENTS

Fantastic opportunity to own a beautifully renovated duplex just steps from the beach. This multi-family property features two separate units: First Floor: Comfortable 2-bedroom, 1-bath unit. Second Floor: Bright and airy 2-bedroom, 1-bath layout with an additional loft space. Both units offer private living spaces and share a charming front patio—perfect for relaxing after a beach day. The first-floor unit also includes a side patio and an enclosed outdoor shower. Whether you're looking for a strong rental investment or a place to call home while renting the other unit, this move-in-ready duplex has it all.

## PROPERTY DETAILS

|                 |               |            |              |
|-----------------|---------------|------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Heating      |
| Outside Shower  | None          | Loft       | Baseboard    |
| Patio           |               |            | Electric     |
| Porch           |               |            |              |
| Cooling         | HotWater      | Water      | Sewer        |
| Wall Units      | Electric      | Public     | Public Sewer |
| Window Units    |               |            |              |

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