

Berger Realty

Since 1928



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858 7th Street
Ocean City, NJ 08226

Asking \$1,350,000.00



COMMENTS

Price improvement to \$1,350,000! Steps to the beach, boardwalk, and on-site community pool, this beach-block end-unit at 858 7th St, Ocean City offers nearly 1,968 sq ft (per tax records) across three inviting levels with two kitchens, two fireplaces, and multiple decks—front with boardwalk/ocean peeks, rear with direct pool views. Pool lovers, take note: this is one of the few buildings in Ocean City with a community pool—an incredible perk for owners and guests. Inside, the first floor begins with a compact open-layout kitchen (electric stove, microwave, small dishwasher, apartment-size fridge) seamlessly connected to an open living/dining area with fireplace, followed by a bedroom and full bath—great for easy main-level living; the second floor continues the open layout with a full stainless kitchen flowing to dining for eight and a spacious living room with fireplace, plus a bedroom, full bath, and a flexible bonus room (office/nursery/walk-in); the third floor adds another living area, two bedrooms, a full bath, and a rear deck over the pool. Thoughtful touches include motorized high-window blinds and plantation blinds throughout. Sold fully furnished in tasteful nautical décor—clean, well-kept, and it doesn't show like a rental—plus a proven performer with at least \$60,000 in annual rental income (historical). Condo fee is \$450/month. Square footage per tax records; buyer to verify. Call now for your private tour of this island gem!

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Asphalt	None	Dining Area	Cathedral Ceiling(s)
Shingle		Eat In Kitchen	Fireplace(s)
Vinyl		Laundry/Utility Room	Handicap Features
		Recreation/Family	Hardwood Floors
			Stainless Steel Appliances
Heating	Cooling	HotWater	
Electric	Ceiling Fan(s)	Electric	
Hot Water	Central		
	Electric		

Sewer
Public Sewer

