

Berger Realty

Since 1928



Berger Realty, Inc.
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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 Asphalt	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Candy/Utility Room Recreation/Family	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Handicap Features Hardwood Floors Kitchen Cabinet and
Ask for F. Evans Campbell Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: fec@bergerrealty.com			
Cooling Ceiling Fan(s) Central Electric		HotWater Electric	



Sewer
Public Sewer