

# Berger Realty

Since 1928



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



858 7th Street  
Ocean City, NJ 08226



Asking \$1,375,000.00



## COMMENTS

Elegant 4-bedroom, 3-bath end-unit condo located on the beach block—just steps to the boardwalk and beach! Offering nearly 2,000 sq ft (1,968 sq ft per tax records), this spacious 3-story property is large. The first floor features ramp access from the front of the building and a covered front patio, a bedroom, full bath, cozy living area with a fireplace, dining area with seating for two, and a small kitchen with an electric stove, microwave, small dishwasher, and apartment-sized refrigerator—perfect for guests or multi-generational living. The second floor is designed for entertaining, with a large living room with fireplace, open dining area with seating for eight, full kitchen with stainless steel appliances, a bedroom, full bath, and a bonus room that can serve as an office or walk-in closet. Enjoy decks off both the front and back, with boardwalk and ocean views from the front deck and pool views from the back deck. The third floor offers a living area, two bedrooms, a full bath, and a rear deck with a pool view. Motorized blinds on the upper windows (out of reach) and plantation blinds throughout add style and convenience. This home is elegantly designed with nautical-themed décor and is sold fully furnished. The property is in excellent condition—clean, well-kept, and does not show like a rental despite its strong rental history. Weekly rentals are booked through September and will transfer with the sale, providing immediate income.

## PROPERTY DETAILS

|   |                       |  |  |
|---|-----------------------|--|--|
| Exterior<br>Asphalt   | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Recreation/Family   | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Handicap Features<br>Hardwood Floors<br>Kitchen Island and |
|  |                       | <b>Ask for Jeremy Kershner</b><br><b>Berger Realty Inc</b><br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: jek@bergerrealty.com |  |
|   |                       | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric   | HotWater<br>Electric   |
|   |                       |   |  |

Sewer  
Public Sewer