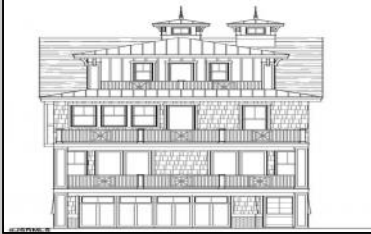


4919 Central Avenue



**4919 Central  
Ocean City, NJ 08226**

**Asking \$5,350,000.00**



**COMMENTS**

Located directly on the beachfront in Ocean City's Southend, 4919 Central Avenue presents a rare opportunity: ownership of the ground along the sand, with city-approved plans and architectural flexibility already in place. Set on a 37x100 lot, the existing duplex features 4 bedrooms and 2 full baths per unit, elevated above an oversized garage that provides generous off-street parking for both residences. Included with the sale are fully approved plans for a luxury single-family residence offering over 4,000 sq ft of living space across 2½ stories. The proposed design includes 5 bedrooms, 5.5 baths, an elevator, expansive decks with sweeping ocean views, and thoughtfully designed bonus spaces such as a sitting area and private study — flexible enough to accommodate up to 7 total bedrooms. The top-level primary suite is generously sized and positioned to capture breathtaking views from its private deck. Importantly, the approved plans raise the home and front decks by over 4 feet, enhancing sightlines and providing improved views of the ocean, beach, and dunes from nearly every room. Whether preserved as an upgraded duplex or transformed into a new custom home, 4919 Central offers buyers a unique position: direct beachfront access, grandfathered oversized lot coverage, and completed approvals that save time and create options. Opportunities like this are increasingly rare — and represent long-term value in one of the most desirable coastal markets on the East Coast.

**PROPERTY DETAILS**

|                          |  |                        |  |                     |  |                |  |
|--------------------------|--|------------------------|--|---------------------|--|----------------|--|
| Exterior                 |  | OutsideFeatures        |  | ParkingGarage       |  | OtherRooms     |  |
| Vinyl                    |  | Curbs                  |  | Attached Garage     |  | Dining Area    |  |
|                          |  | Deck                   |  | Two Car             |  | Eat In Kitchen |  |
|                          |  | Enclosed               |  | Outside             |  |                |  |
|                          |  | Shower                 |  |                     |  |                |  |
|                          |  | Needs Work             |  |                     |  |                |  |
|                          |  | Porch                  |  |                     |  |                |  |
|                          |  | Sidewalks              |  |                     |  |                |  |
| InteriorFeatures         |  | Heating                |  | Cooling             |  | HotWater       |  |
| Carbon Monoxide Detector |  | Forced Air Gas-Natural |  | Central Multi-Zoned |  | Electric       |  |
| Cathedral Ceiling        |  | Multi-Zoned            |  |                     |  |                |  |
| Smoke/Fire Alarm         |  |                        |  |                     |  |                |  |
| Storage                  |  |                        |  |                     |  |                |  |
| Water                    |  | Sewer                  |  |                     |  |                |  |
| Public                   |  | Public Sewer           |  |                     |  |                |  |

# Berger Realty

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