

Berger Realty

Since 1928



Berger Realty, Inc.
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4919 Central Avenue



**4919 Central
Ocean City, NJ 08226**

Asking \$5,750,000.00



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 approved plans for a luxury single-family residence offering almost 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. 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 Vinyl	Outside Features Curbs Deck Needs Work	Parking Garage Attached Garage Two Car	Other Rooms Dining Area Eat In Kitchen
<p>Ask for Karen A. Becker Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kab@bergerrealty.com</p>			
Heating Forced Air Gas-Natural Multi-Zoned	Storage	Central Multi-Zoned	



Water Public
Sewer Public Sewer