

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 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. 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. Additional photos and video to follow.

PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Vinyl	Curbs	Two Car		Dining Area
	Deck	Attached Garage		Eat In Kitchen
	Needs Work			
	Asks for Ken Sedberry			
	Berger Realty Inc			
	3160 Asbury Avenue, Ocean City			
	Call: 609-399-0076			
	Email to: kas@bergerrealty.com			
	Forced Air	Central		
	Gas-Natural	Multi-Zoned		
	Multi-Zoned			



Smoke/Fire Alarm



Water
Public

Sewer
Public Sewer