

# 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 Pool Sidewalks Enclosed Shower	Parking Garage Attached Garage Two Car	Other Rooms Dining Area Eat In Kitchen
<p><b>Ask for Norman Hartzel</b> Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076</p>			
Heating Forced Air Gas-Natural Multi-Zoned	<p>Email to: Cooling Central Multi-Zoned</p>		



Storage

Water  
Public

Sewer  
Public Sewer