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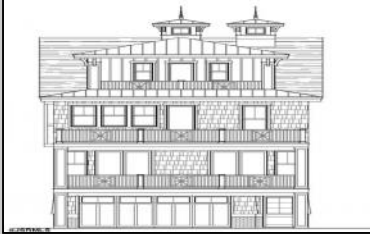


Berger Realty, Inc.
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4919 Central Avenue



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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

Outside Features	Parking Garage	Other Rooms	Heating
Beach Access	Attached Garage	Dining Area	Forced Air
	Two Car	Kitchen	Gas-Natural
		Living Room	See Remarks
		Storage Attic	



Ask for Cynthia Hennes
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Water
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