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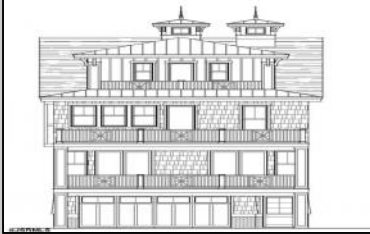


Berger Realty, Inc.
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4919 Central Avenue



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Ocean City, NJ 08226

Asking \$4,950,000.00



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
Beach Access

Parking/Garage
Attached Garage
Two Car

Other Rooms
Dining Area
Kitchen
Living Room
Storage Attic

Heating
Forced Air
Gas-Natural
See Remarks



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Water
Public

Sewer
Public Sewer

