

# Berger Realty

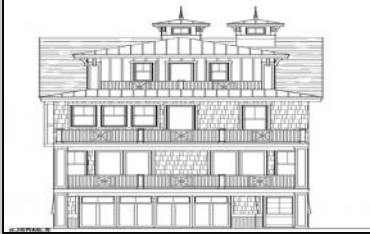
Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4919 Central Avenue



**4919 Central**  
**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 Leon Grisham  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

Water  
Public

Sewer  
Public Sewer

