



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





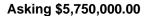














COMMENTS

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 represent long-term value in one of the most desirable coastal markets on the East Coast.

PROPERTY DETAILS

OutsideFeatures **Beach Access** Curbs

Decl

ParkingGarage Attached Garage Two Car

OtherRooms Dining Area Kitchen Living Room

Heating Forced Air Gas-Natural See Remarks

Storage Attic Ask for Sara Varani Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076



Waternail to: sev@besgeerealty.com Public Public Sewer