

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



4800 Boardwalk  
Ventnor, NJ 08406

Asking \$199,900.00



## COMMENTS

Stunning cream puff studio completely remodeled with brand new floors, brand new kitchen with new appliances and stylish new cabinetry, and new bathroom! Sought-after southern exposure. Experience coastal living in this oceanfront building and don't miss out on this opportunity to get in the shore real estate market and live just steps from the ocean!!! There are 13 monthly condo fee payments a year of \$394 each. The assessment fee per month is \$96.34 (balance on the assessment if paid in full is \$6,300.) There is a storage locker available for purchase by the new owner at a fee of \$35 per year. The new owner may also purchase a parking spot (2 spots max if necessary). The fee for an indoor parking spot is \$650 per year or the fee for an outdoor parking spot is \$460 per year. Unit is available immediately. Cheapest condo available for a luxury oceanfront building!

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
See Remarks	Electric	Electric	Public Water

Sewer  
Public Sewer



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bw@bergerrealty.com

