



**2552 Asbury  
Ocean City, NJ 08226**

**Asking \$1,375,000.00**



#### COMMENTS

For a limited time, seller is offering up to \$40,000 at closing towards a permanent buy down on a 30-year fixed-rate mortgage to a qualified buyer. Approximate rate could be as low as 4.95%. Buy down incentive offered exclusively through specific lender and buyer must put down at least 20 percent. Subject to buyer qualifications and lenders approval. Rates, terms and availability subject to change without notice. Please contact listing agent for details. Welcome to 2552 Asbury Avenue, a spacious and well-maintained 4-bedroom, 2.5-bath townhouse ideally situated in Ocean City's prime mid-island neighborhood. Just a few short blocks from the beach and boardwalk, this home offers the perfect combination of location, layout, and investment potential. The second floor features a bright and open living space with vaulted ceilings, a statement arched window, and sliding doors that lead to the front deck, perfect for enjoying the fresh ocean air and sunshine. The open-concept design includes a spacious living area with a fireplace, dining space, and a kitchen with ample storage and an extra large peninsula island. Also on this level is a half bathroom and a bedroom, ideal for guests or use as a home office. Downstairs, the first floor offers three bedrooms, including a spacious primary suite with a private full bath and direct access to a covered front porch. Two additional bedrooms, a full hall bath, and a laundry closet complete the level. The exterior offers multiple outdoor living spaces, off-street parking, an outdoor shower, and a storage closet—features that are highly desirable for both personal use and summer rentals. This home presents an excellent opportunity for buyers seeking to customize and add value. Its strong rental potential, ideal location near beaches and amenities, and flexible floor plan make it a standout choice for second-home buyers and investors alike. Don't miss your chance to own a property that checks all the boxes for location, space, and long-term value in Ocean City. 2552 Asbury Avenue is ready to be enjoyed now and enhanced for the future.

#### PROPERTY DETAILS

|             |               |                         |                      |
|-------------|---------------|-------------------------|----------------------|
| Exterior    | ParkingGarage | OtherRooms              | InteriorFeatures     |
| Vinyl       | None          | Dining Room             | Cathedral Ceiling(s) |
|             |               | Eat In Kitchen          | Fireplace(s)         |
|             |               | Laundry/Utility Room    | Master Bath          |
|             |               | Primary BR on 1st floor | Pets Allowed         |
|             |               |                         | Wall to Wall Carpet  |
| Heating     | Cooling       | HotWater                | Water                |
| Gas-Natural | Central       | Gas                     | Public Water         |
| Sewer       |               |                         |                      |

# Berger Realty

• Since 1928 •



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Public Sewer



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