



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



Asking \$1,200,000.00

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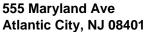














## **COMMENTS**

RARE OPPORTUNITY Zoned Commercial Marina, this Multi Family unique waterfront includes 50 ft riparian rights on the Delta Basin, total of 5 deep-water boat slips, two 40ft & three 28ft floating docks, which can be rented. LOCATED a short drive from Gardeners Basin, Casinos, Beaches & Boardwalk. Main house 3 bedrooms & 3 baths, includes 2 suite bathrooms on the 2nd & 3rd flr. Additional 1 bedroom penthouse apartment on the top floor with full kitchen, bathroom & laundry. Breathtaking waterfront views from the many balconies. Large windows capturing the scenic skyline. Also a full bath & studio appartment on main level for boaters access to storage/garage, Upgrades include a new roof, boiler, & HVAC. Furnished or unfurnished, solid rental income! Dont miss out. Schedule your tour today.

## **PROPERTY DETAILS**

Heating

Baseboard

Hot Water

ParkingGarage OtherRooms Breakfast Nook Three or More Cars Eat In Kitchen Kitchen

Laundry/Utility Rm Living Room Loft

Storage Attic

Sewer Pulatisk Stowedames Monteleone Berger Realty Inc 109 E 55th St., Ocean City

Email to: jfm@bergerrealty.com

Call: 609-399-4211

Cooling

Central

Ceiling Fan(s)

Multi-Zoned

