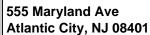




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





Asking \$1,200,000.00













## **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

ParkingGarage Other
Three or More Cars Breal

OtherRooms Breakfast Nook Eat In Kitchen Kitchen Laundry/Utility Rm Living Room Loft Storage Attic Heating Cooling
Baseboard Ceiling Fan(s)
Hot Water Central
Multi-Zoned



Sewer
Pullisk fore Margarita Kobilianets
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Email to: mak@bergerrealty.com

