

# Berger Realty

Since 1928



Berger Realty, Inc.  
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605 3rd  
Ocean City, NJ 08226

Asking \$2,249,000.00



SJSRMLS

## COMMENTS

Welcome to 605 Third Street, Ocean City, NJ! An exceptional investment opportunity in one of the Jersey Shore's most desirable communities. This versatile property features five total units across a charming mix of layouts: One 3BD / 1BA - Three 2BD / 1BA - One 1BD cottage With 8 off-street parking spots—a rare and highly sought-after amenity in Ocean City—this property combines convenience and long-term value. Currently generating almost \$180,000 in gross annual income, this property provides strong cash flow with room for future upside. Recent updates include new siding and additional renovations, ensuring durability and curb appeal while leaving opportunities for further value-add improvements. Whether you're looking to expand your investment portfolio or secure a high-performing property in a prime beach town, 605 Third Street offers the perfect blend of location, income, and potential. Schedule your private showing today and experience the investment strength of Ocean City living!

## PROPERTY DETAILS

|               |           |        |              |
|---------------|-----------|--------|--------------|
| ParkingGarage | Heating   | Water  | Sewer        |
| None          | Baseboard | Public | Public Sewer |



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