

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



132 Providence  
Atlantic City, NJ 08401

Asking \$169,900.00



#### COMMENTS

Beach Block Gem at Ocean Villa Condominiums! This beautifully renovated 1-bedroom, 1-bath condo is located in the well-managed Ocean Villa building, just minutes from the sand and surf. Situated on the first floor, this unit is the perfect shore getaway - whether you're looking for a weekend escape or a low-maintenance beachside lifestyle. Enjoy the updated kitchen, bathroom, flooring, and a newer wall A/C unit (2021). The space is bright, efficient, and thoughtfully designed for easy beach living. Offered fully furnished and turnkey — just pack your toothbrush and flip-flops! The low HOA fee includes all utilities, making this an affordable and stress-free option. Please note: Short-term rentals are not permitted. The unit may be rented on a yearly basis after one year of ownership, making this an excellent long-term investment opportunity in a prime beach block location. Don't miss this chance to own a slice of the shore in a charming, well-kept building close to the beach, boardwalk, shopping, and dining!

#### PROPERTY DETAILS

|               |           |            |              |
|---------------|-----------|------------|--------------|
| ParkingGarage | Heating   | Cooling    | Water        |
| None          | Baseboard | Wall Units | Public Water |
| Sewer         |           |            |              |
| Public Sewer  |           |            |              |



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: crf@bergerrealty.com

