

Berger Realty

Since 1928



Berger Realty, Inc.
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Ocean City, NJ 08226
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4800 Boardwalk
Ventnor, NJ 08406

Asking \$549,000.00



COMMENTS

You will love this large 2 bedroom 2 bath condo that is right on the beach and boardwalk. Southern exposure with a large balcony with access from both the living room and bedroom with ocean views. Gleaming hardwood flooring, renovated kitchen & updated baths make this unit very desirable. Walk in closet in the primary bedroom for plenty of storage. Living room is extra large. All utilities except cable & WIFI are included in the monthly condo fee. Perfect for year round or summer living. Valet parking for up to 2 cars is available. This is a full service oceanfront building with heated pool, rooftop gym, library, on site restaurant, rooftop deck & 24 hour security. Beach & bike chair storage is available for a small yearly fee. Condo is offered furnished as an added bonus. Well run building with many recent improvements. 4 new elevators, new heated pool, new gym equipment, new community room & the hallways have been redone. 2 year facade restoration is nearly completed. Walking distance to stores, restaurants & ice cream places. Very good rental opportunity, yearly rent approximately \$3,200 a month, full summer \$30,000. rental income. Great time to buy into this fabulous building!

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick Face	Two Car	Dining Area	Hardwood Floors
			Master Bath
			Walk in/Cedar Closet



Cooling
Multi-Zone
Water
Municipal Water
Well Units
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: caw@bergerrealty.com

Sewer
Public Sewer

