

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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-Unit  
Water  
A/C for David P. Hadlock  
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Call: 609-399-4211  
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Sewer  
Public Sewer

