

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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1416 Asbury  
Ocean City, NJ 08226

Asking \$1,149,000.00



#### COMMENTS

Clean, convenient and CASH. Located in the center of town you have everything accessible - the beach, boardwalk, shops and restaurants. This move in ready 1st floor, 3 bedroom unit features new appliances , new AC system, beautiful new luxury vinyl floors, custom built bar, upgraded trex decking and plantation shutters. It's perfect for your personal use or for an investment with a steady stream of rental income. There are already 2026 rentals from repeat vacationers. Sit on the front porch, relax and enjoy all that America's Family Resort has to offer.

#### PROPERTY DETAILS

|                        |                          |                           |                                                                          |
|------------------------|--------------------------|---------------------------|--------------------------------------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>One Car | OtherRooms<br>Dining Area | InteriorFeatures<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed |
| Heating<br>Gas-Natural | Cooling<br>Central       | Water<br>Public Water     | Sewer<br>Public Sewer                                                    |



Ask for Dave Zelinski  
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