

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury 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 Sara Varani  
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