

# Berger Realty

Since 1928



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12 Walton  
Ocean City, NJ 08226

Asking \$799,000.00



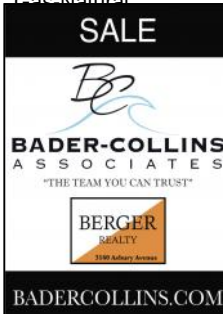
## COMMENTS

Multi-Unit Opportunity in Ocean City's Bay Area! Welcome to 2 Walton Place—a rare 3-unit property in the heart of Ocean City's sought-after bay area! This unique offering features a front duplex and a detached rear cottage, all on a spacious 120x25 ft lot. The front building offers two well-maintained units: Unit A (First Floor): 1 bedroom, 1 full bathroom Unit B (Second Floor): 2 bedrooms, 1 full bathroom Tucked behind the main building, the detached cottage is full of charm and coastal whimsy, offering 2 bedrooms and 1 full bathroom—perfect for summer guests, extended family, or rental income. Enjoy the privacy and character of the central courtyard, perfect for outdoor dining or relaxing after a beach day. The spacious front yard adds curb appeal and room to play, while 2 off-street parking spots complete this investment package. Just a short walk to the bay, beach, boardwalk, and downtown, this is a versatile property with endless potential—ideal for investors or a multi-generational beach retreat!

## PROPERTY DETAILS

|                   |                                                              |                       |                                 |
|-------------------|--------------------------------------------------------------|-----------------------|---------------------------------|
| Exterior<br>Cedar | OutsideFeatures<br>Outside Shower<br>Paved Road<br>Sidewalks | ParkingGarage<br>None | InteriorFeatures<br>Skylight(s) |
|-------------------|--------------------------------------------------------------|-----------------------|---------------------------------|

|                        |                       |                                      |                 |
|------------------------|-----------------------|--------------------------------------|-----------------|
| Heating<br>Gas Natural | Cooling<br>Wall Units | HotWater<br>Electric<br>Tankless-gas | Water<br>Public |
|------------------------|-----------------------|--------------------------------------|-----------------|



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