

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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                 |



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

