

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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527 527 N Shore  
Marmora, NJ 08223

Asking \$563,000.00



#### COMMENTS

This is an "As-Is" sale. Buyer responsible for inspections, certifications, and any repairs. The home offers 5 bedrooms, 2.5 baths, 2 fireplaces, and over 3,000 sq. ft. — plenty of space to reimagine. While the property is dated, it presents an incredible upside given the proximity to Ocean City, Sea Isle, Somers Point, and brand-new developments in Marmora. Key Selling Points for Agents to Use: 1 minute from Tuckahoe Tavern and Beesley's Point beach Major new development: hotels, restaurants, boat ramp, golf course, dog park, jet ski rentals, etc. — strong appreciation potential Excellent school system, ideal for families Though located on Route 9, traffic is limited to local residents and restaurant-goers, making it safe and not a cut-through road.

#### PROPERTY DETAILS

|                 |             |        |        |
|-----------------|-------------|--------|--------|
| ParkingGarage   | Heating     | Water  | Sewer  |
| Attached Garage | Gas-Natural | Public | Septic |



Ask for Linda Watts  
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