

# Berger Realty

Since 1928



Berger Realty, Inc.  
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900 Wesley  
Ocean City, NJ 08226

Asking \$549,900.00



SJSRMLS

## COMMENTS

2BR, 2BA #207 Sun Beach Condominium sleeps EIGHT (8) and offers TWO (2) units for the price of one! This rare Ocean City gem features a POOL and two separate entrances from the walkway, plus a "lock-off" door so the units can be used together or separately. The possibilities are endless—rent one side and keep the other for personal use, rent each side separately for double the income, or rent or use for yourself the whole space as one large unit with 2 bedrooms and 2 baths. The larger side includes a queen bed, kitchen, dining area, closet, full bath, and living space with a sleeper sofa. The smaller side has another queen bed, another full bath, and a cozy living area. Amenities include a heated pool, spacious sun deck with lounge chairs and tables, BBQ area, storage room, laundry facilities with washers, dryers, and a commercial ice machine. Conveniently located at 9th & Wesley Avenue, it's just a short walk to BOTH the beach and boardwalk, AND to the shops on Asbury Avenue. Whether you're looking for a rental property or a personal usage vacation home....this rare find is truly what you've been waiting for!

## PROPERTY DETAILS

Exterior Dryvit Masonry/Block Stone Stucco	ParkingGarage None	OtherRooms Dining Area	InteriorFeatures Wall to Wall Carpet
Heating Electric Forced Air	Cooling Electric Wall Units	Water Public Water	Sewer Public Sewer

