

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



365 96th, Stone Harbor, NJ, 08247

Price \$5,995,000.00

### PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  |           |
| Bedrooms     | 0         |
| Baths Full   | 0         |
| Baths Half   | 0         |
| Year Built   | 1982      |
| Type         | Mixed Use |
| Block Number | 96.04     |
| Listing #    | 241106    |
| Taxes        | 17350.00  |



### COMMENTS

**A RARE FIND!** This expansive BAYFRONT property would be nearly impossible to duplicate under today's Zoning Code! The property features a large 60'x110' lot with a three-story building offering 6 Bedrooms, 6 Bathrooms, 2 Powder Rooms, 5 Decks and plenty of off-street parking! The building is comprised of 4 units. The First Floor features two Commercial Units, each abo...

### PROPERTY FEATURES

|                  |                   |                |              |
|------------------|-------------------|----------------|--------------|
| OutsideFeatures  | ParkingGarage     | OtherRooms     | AlsoIncluded |
| Deck             | 2 Car             | Living Room    | Furniture    |
| Storage Building | Concrete Driveway | Kitchen        |              |
| Dock/Boat Slip   |                   | Eat In Kitchen |              |
| Outside Shower   |                   | Dining Area    |              |
|                  |                   | Storage Space  |              |
| Basement         | Heating           | Cooling        | HotWater     |
| Slab             | Electric          | Central Air    | Electric     |
|                  | Multi-Zoned       |                |              |
| Water            | Sewer             |                |              |
| City             | City              |                |              |

### CONTACT



Ask for F. Evans Campbell  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 610-256-2332  
Email to: fec@bergerrealty.com

Scan to see Property page.



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