



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



5560 West Ave, First, Ocean City, NJ, 08226

Price \$1,299,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 6       |
| Bedrooms     | 4       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 2004    |
| Type         | Condo   |
| Block Number | 5504    |
| Listing #    | 587007  |
| Taxes        | 6374.00 |

#### COMMENTS

*Pristine four-bedroom first floor property located on the northwest corner of West Avenue and 56th Street in the desirable south end of Ocean City. Immaculately maintained by only one owner, this property has a solid 15+ year rental history of repeat tenants; generated \$42,000+ in rental income to date for 2024....*

#### PROPERTY FEATURES

|                        |                                  |                                                                    |                                                                                                                 |
|------------------------|----------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>Attached Garage | OtherRooms<br>Dining Area<br>Great Room<br>Primary BR on 1st floor | InteriorFeatures<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet |
| Heating<br>Gas-Natural | Cooling<br>Central               | HotWater<br>Gas                                                    | Water<br>Public Water                                                                                           |
| Sewer<br>Public Sewer  |                                  |                                                                    |                                                                                                                 |

#### CONTACT

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