



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



1-7 NEW YORK, Port Republic, NJ, 08241

Price \$3,999,999.00



#### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	11
Listing #	596581
Taxes	12614.00

#### COMMENTS

**Premier Waterfront Marina & Income Powerhouse! Seize this rare opportunity to own a thriving 60 floating slip marina on scenic Nacote Creek, just a 30-minute boat ride to Atlantic City's buzz, Long Beach Island's charm, and delightful waterfront dining! Fully leased with water/electric hookups and an exclusive owner's slip, this 5.2-acre gem across two lots is a cash...**

#### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Dock/Pier/Slip	11 or More Spaces	440 Volt Electricity	Slab
See Remarks	Off Street	Fire Sprinkler System	
		Hydraulic Lift	
		Living Space Available	
		Restroom	
		Smoke/Fire Alarm	
		Storage	
		Three Phase Electric	
Heating	HotWater	Water	Sewer
Forced Air	Gas	Well	Septic
Gas-Natural			

#### CONTACT



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-231-3586  
Email to: gbc@bergerrealty.com

Scan to see Property page.



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