

# Berger Realty

Since 1926



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



4919 Central, Ocean City, NJ, 08226

Price \$5,350,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 8             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   | 1989          |
| Type         | Single Family |
| Block Number | 4901          |
| Listing #    | 597919        |
| Taxes        | 21189.00      |

## COMMENTS

Located directly on the beachfront in Ocean City's Southend, 4919 Central Avenue presents a rare opportunity: ownership of the ground along the sand, with city-approved plans and architectural flexibility already in place. Set on a 37x100 lot, the existing duplex features 4 bedrooms and 2 full baths per unit, elevated above an oversized garage that provides generous off...

## PROPERTY FEATURES

|                                                                                                     |                                                                                                    |                                             |                                             |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|
| Exterior<br>Vinyl                                                                                   | OutsideFeatures<br>Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Needs Work<br>Porch<br>Sidewalks | ParkingGarage<br>Attached Garage<br>Two Car | OtherRooms<br>Dining Area<br>Eat In Kitchen |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Smoke/Fire Alarm<br>Storage | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                                                | Cooling<br>Central<br>Multi-Zoned           | HotWater<br>Electric                        |
| Water<br>Public                                                                                     | Sewer<br>Public Sewer                                                                              |                                             |                                             |

## CONTACT



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-287-2888  
Email to: bak@bergerrealty.com

Scan to view property page.



# Berger Realty

Since 1926



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



4919 Central, Ocean City, NJ, 08226

Price \$5,350,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 8             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   | 1989          |
| Type         | Single Family |
| Block Number | 4901          |
| Listing #    | 597919        |
| Taxes        | 21189.00      |

## COMMENTS

Located directly on the beachfront in Ocean City's Southend, 4919 Central Avenue presents a rare opportunity: ownership of the ground along the sand, with city-approved plans and architectural flexibility already in place. Set on a 37x100 lot, the existing duplex features 4 bedrooms and 2 full baths per unit, elevated above an oversized garage that provides generous off...

## PROPERTY FEATURES

|                                                                                                     |                                                                                                    |                                             |                                             |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|
| Exterior<br>Vinyl                                                                                   | OutsideFeatures<br>Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Needs Work<br>Porch<br>Sidewalks | ParkingGarage<br>Attached Garage<br>Two Car | OtherRooms<br>Dining Area<br>Eat In Kitchen |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Smoke/Fire Alarm<br>Storage | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                                                | Cooling<br>Central<br>Multi-Zoned           | HotWater<br>Electric                        |
| Water<br>Public                                                                                     | Sewer<br>Public Sewer                                                                              |                                             |                                             |

## CONTACT



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-287-2888  
Email to: bak@bergerrealty.com

Scan to view property page.

