



**8921 2nd  
Stone Harbor, NJ 08247**

**Asking \$1,595,000.00**



#### COMMENTS

If you are looking for your piece of paradise in the heart of Stone Harbor, then this one is for you. 8921 Second Avenue is a special location and property that has been maintained and enjoyed for years by the current owners. Perfectly nestled along prestigious second Avenue between the border of Avalon and the Stone Harbor recreation center and Windrift to the North and 96th street and town center offering retail, restaurants and entertainment to the South, are just walking distance from this island gem. Just 2 short blocks to the beautiful white sand beaches and pristine beach paths of 89th and 90th street, this property takes advantage of the narrow section of the island and short beach blocks that accompany it. The current owners have made substantial improvements and upgrades over the years to include adjusting the layout for a more modern feel, and significant improvements on the interior of the property inclusive of the kitchen, bathrooms and flooring to name a few. Boasting 3 bedrooms and 2 bathrooms as well as concrete driveway parking, this is the perfect entry onto the island in a premium location. There is also a shared patio area in the rear of the property for enjoying dinner and or drinks, or to just relax in your back yard. Property is being offered furnished less personal items. This elegant condo does not have an HOA rather shared insurances amongst the three owners and has realized rental income in excess of \$30,000 per season. There are inquiries and requests to rent for the 2025 season and the owners have yet to secure deposits pending sale and preference of perspective buyers. This property has the ability to generate income above and beyond past figures as the owners have utilized the property during peak times in addition to rentals. Do not miss your chance to see this beautiful property before it is gone! Showings are by appointment only.

#### PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
Concrete Driveway	Living Room	Self-Clean Oven	Furniture
	Kitchen	Microwave Oven	Other (See Remarks)
	Dining Area	Refrigerator	
	Laundry/Utility Room	Washer	
	1st Floor Master	Dryer	
	Bedroom	Dishwasher	
		Disposal	
Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Gas	City
Forced Air			

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
City



Ask for Nicole Williams  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [ncw@bergerrealty.com](mailto:ncw@bergerrealty.com)

