



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



Asking \$275,000.00

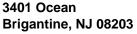














## COMMENTS

Bring you Toolbox! This ocean front condo is priced for an AS IS Sale. In need of interior renovation. Great opportunity to build sweat equity...the last unit sold for \$340,000. The complex was just extensively renovated on the exterior to include new stucco and siding. Perfect property for a cash flow investment as the rental policy is very flexible. Also ideal for personal use or even as an \"over-flow\" apartment for your guests. Small friendly complex located just steps to the sand on the south end of the island. Other on-site features include a dedicated parking spot, a common laundry area, storage and a large roof-top deck with panoramic ocean and AC skyline views. Low taxes and condo fees! So much to do nearby! This property is located within easy walking distance of many shops and restaurants!

PROPERTY DETAILS			
UnitFeatures Wall To Wall Carpet	ParkingGarage 1 Car Assigned Parking	OtherRooms Living Room Kitchen	AppliancesIncluded Range Oven Microwave Oven Refrigerator
Heating Baseboard	Cooling Electric Other	HotWater Electric	Water Public
	Ask for Stewart Vaughan Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: smv@bergerrealty.com		