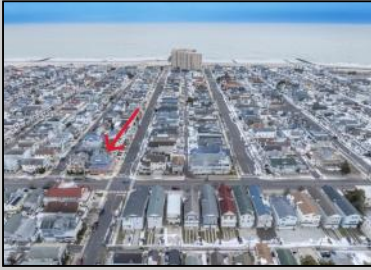




807 3rd  
 Ocean City, NJ 08226

Asking \$1,495,000.00



**COMMENTS**

BETTER THAN NEW..\$86,000 + RENTAL Income for 2024!! RARE TOWNHOUSE!! Commercial elevator!! Come check out this beauty! This newer construction townhouse was built in 2018 and has 4 BR and 2 Bathrooms and 3 decks. This gem has a master suite (1 BR and 1 full bathroom) on the top floor with its own mini-split AC/heat unit provides the perfect temperature at all times and has a private deck. The elevator goes from the ground level (garage level) stops at the 2nd floor ( 3 BR's & 1bath) and the third floor(kitchen, dining & living area). This house comes beautifully furnished and is turn key so all you have to do is start collecting the rental income. There is an outside shower and parking for 1 car in garage and 1 car in the driveway. This property is located on the 800 block of 3rdst and is in walking distance to downtown, the boardwalk and all the famous OC attractions. OFFERED FULLY FURNISHED.

**PROPERTY DETAILS**

| UnitFeatures | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
|--------------|-------------------|----------------------|---------------------|
| Fireplace    | Auto Door Opener  | Living Room          | Range               |
| Elevator     | Garage            | Dining Room          | Oven                |
|              | 2 Car             | Kitchen              | Microwave Oven      |
|              | Concrete Driveway | Laundry/Utility Room | Refrigerator        |
|              |                   |                      | Washer              |
|              |                   |                      | Dryer               |
|              |                   |                      | Dishwasher          |
|              |                   |                      | Disposal            |
|              |                   |                      | Smoke/Fire Detector |
|              |                   |                      | Stainless Steel     |



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Heating: Electric  
 Gas: Electric  
 Cooling: Multi Zoned  
 Email: slo@bergerrealty.com



Water  
 Public

Sewer  
 Public