

# Berger Realty

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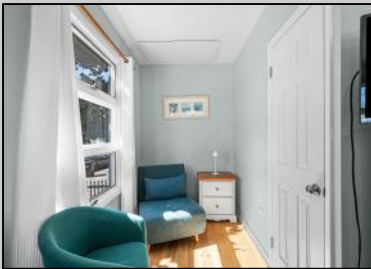


Berger Realty, Inc.  
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Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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211 23rd Street  
Avalon, NJ 08202

Asking \$1,849,000.00



## COMMENTS

Don't miss your opportunity to own on the 7 Mile Island! This is the least expensive home on the island. The building consists of 2 separate units. The front and Rear units both have 2 bedrooms and 1 Full bath. There is an outdoor shower for each unit. The rear unit has a large deck overlooking a private backyard, perfect for entertaining. Current owner has made many improvements to both units since ownership, including new roof, siding, outdoor shower, kitchen cabinets, and Corian counters, along with new vinyl plank flooring and fresh paint throughout. The property has a Washer and dryer in a separate room shared with both units. The rear unit has a large deck overlooking a private backyard, perfect for entertaining. Steps away from Cafe Loren and Avalon Freeze. The home has been on the rental market and has active leases for the 2025 season. Easy to show, call for an appointment.

## PROPERTY DETAILS

Outside Features	Other Rooms	Also Included	Basement
Deck	Living Room	Drapes	Crawl Space
Grill	Kitchen	Curtains	
Fenced Yard	Dining Area	Shades	
Cable TV	Laundry/Utility Room	Blinds	
Sidewalks		Partial Furniture	
Outside Shower			



Cooling  
Call for John Lazzara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
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Hot Water  
Gas

Water  
Public

