

# 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



**4200 Central**  
**Sea Isle City, NJ 08243**

**Asking \$1,299,000.00**



## COMMENTS

Rare Side-by-Side/Twin Duplex in the Heart of Sea Isle City – 4200 Central Ave North side & 4202 Central Ave South side. A unique opportunity to own a multi-level, side-by-side twin duplex in the heart of Sea Isle City! This versatile property sits on a 55' x 75' lot, offering endless possibilities—move in and enjoy as-is for the summer, renovate into a modern two-unit retreat, or build your dream single-family home. It could also serve as an excellent investment property, offering rental potential in a desirable central location close to all that Sea Isle City has to offer! The north unit (4200) features 3 bedrooms, 1 bath, a spacious kitchen, living, and dining area, plus an attic space and ground level storage area. The south unit (4202) offers 3 bedrooms, 2 full baths, a sunroom with deck, and a finished attic serves as the third bedroom and ground level storage area. Both units are equipped with separate utilities, natural gas heat, and hot water, while window and wall A/C units provide cooling. Additional highlights include a ramp for accessibility, a washer/dryer, and ample ground level storage. Located just steps from top restaurants, shopping, and entertainment, this property presents a rare opportunity to generate rental income or secure a valuable long-term investment in Sea Isle City. Take advantage of this rare find!

## PROPERTY DETAILS

|                  |                   |                       |              |
|------------------|-------------------|-----------------------|--------------|
| OutsideFeatures  | ParkingGarage     | OtherRooms            | AlsoIncluded |
| Deck             | 2 Car             | Living Room           | Curtains     |
| Porch            | Concrete Driveway | Kitchen               | Blinds       |
| Cable TV         |                   | Dining Area           | Furniture    |
|                  |                   | Storage Space         |              |
| Basement         | Heating           | Cooling               |              |
| Outside Entrance | Gas Natural       | Wall Air Conditioning |              |
|                  | Baseboard         |                       |              |
|                  | Hot Water         |                       |              |
| Water            | Sewer             |                       |              |
| City             | City              |                       |              |

