

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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104 Atlantic  
Ocean City, NJ 08226

Asking \$939,900.00



## COMMENTS

Welcome to 104 Atlantic Ave #B! This meticulously maintained 2nd & 3rd floor condo features 6 bedrooms, 3 full baths, over 2,800 square feet of living space, private entrance and only 1 block to the famous Ocean City boardwalk and beaches. The second floor boasts 5 generously sized bedrooms, 2 full baths, two living rooms, dining room, and upgraded kitchen with newer stainless steel appliances and breakfast nook. The large rear deck and gazebo provide a private space for entertaining and relaxing. The top floor is an incredible space that is currently being used as the deluxe primary bedroom with a full updated kitchenette, living room, private full bathroom, and bedroom. The top floor suite has the option of a separate entrance. There is an enclosed outdoor shower and storage shed for all your bikes and beach gear. The HVAC was a recently replaced and updated electrical. 104 Atlantic Ave #B is a great opportunity for either personal use or rentals. Potential rental income is \$60,000-70,000 annually. Check out the video walk-through - <https://youtu.be/i-M1WVYJqIU>

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Breakfast Nook Dining Room Eat In Kitchen Florida Room Great Room Laundry/Utility Room Recreation/Family Storage Attic	InteriorFeatures Hardwood Floors Master Bath Pets Allowed Wall to Wall Carpet
Cooling Ceiling Fan(s)	Call 609-391-1330	HotWater Gas	
Multi-Zoned Wall Units	Email to: <a href="mailto:sdb@bergerrealty.com">sdb@bergerrealty.com</a>		



Public Sewer

Ask for Sheilah Baran  
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