

# Berger Realty

Since 1928



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509 7th  
Ocean City, NJ 08202

Asking \$849,900.00



## COMMENTS

Looking for a great income generating property? Your own Jersey shore paradise? Look no further! So many options with this gem, earn income with one unit and enjoy the other, use both for yourself, or enjoy as is! Property zoning is R-MF which allows for single and multi-family dwellings. This property's ideal location puts you a short walk from the heart of downtown Ocean City, it's top rated beaches and classic boardwalk. Location, location, location. Entering the first floor unit you'll be greeted by the bright and airy living and dining areas with original hardwood floors. This unit offers 2 bedrooms and 2 full bathrooms. While downstairs you'll notice a perfect blend of upgrades with charm throughout. Some newly renovated areas include the en suite bathroom with a Carrera marble vanity as well as the kitchen which offers brand new granite counter tops, breakfast bar and new lighting. But for those who appreciate the classics, the original hardwood flooring and clawfoot soaking tub will be sure to catch your eye as well. Moving upstairs, you'll be welcomed by a wraparound deck, a perfect place to enjoy a meal and the summer breeze after a long day on the beach. The recently renovated second floor features 2 large bedrooms and 1 bathroom. You'll notice the luxury vinyl wood plank flooring, and kitchen upgrades such as stainless steel appliances and granite counters. Property also has a newer high end gas heating system, new instant hot water heater, enclosed outdoor shower and one off street parking area.

## PROPERTY DETAILS

### Outside Features



Parking Garage  
None

Other Rooms  
Laundry/Utility Rm

Basement  
Crawl Space

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