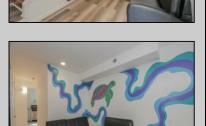




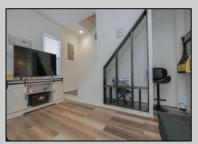
Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



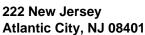
















COMMENTS

INVESTOR ALERT! AirBnB Investors and First Time Home Buyers look no further! This home is just blocks away from the beach and baordwalk, Ocean Casino, Hardrock, Steel Pier, Showboat, Indoor Island Waterpark, Resorts, Margaritaville, Gardners Basin, Absecon Lighthouse, AC Aquarium, Fishing Jetties, Little Water Distillery, Tanger Outlets, Bass Pro Shops, Dave & Busters, the Seed Brewery, Harrahs, Borgata, Golden Nugget, and Farleys Marina! This home has been completely renovated with stainless steel appliances, a handmade wood dining bar in the kitchen, fenced in yard and a brand new wood back deck! It\'s LVP flooring, custom arcade nook, and funky wall art attract many beach go-ers, families, and friends. With convenient free street parking right in front of home, this home is perfect for your primary, secondary, or vacation rental getaway. This is the PERFECT location for short term rentals! This beach home is currently being successfully operated as a Short Term Rental since July 2022 (fully permitted!). Revenue performance available on request. Short Term Rental Management company already in place!

PROPERTY	DETAILS
1 1/01 E1/11	DEIAILO

Exterior OutsideFeatures ParkingGarage OtherRooms
Brick Curbs None Eat In Kitchen
Stucco Deck

Deck
Fenced Yard
Paved Road
Porch

Sidayalfor Tom Melchionni

Berger Realty Inc Appliances Included Also Included Dishwasher GaÇally 609-399-0076

Mid**Erowai/e**to: tom@bergerrealty.com Refrigerator

HotWater Water Electric Public

