Berger Realty
Since 1920

Berger Realty, Inc.
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Ocean City, NJ 08226
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REALTOR

**706 OHIO**
**Atlantic City, NJ 08401**

**Asking $469,000.00**

## COMMENTS

This mixed use building features an immaculate 3 story , 2 1/2 bath apartment and a 1st floor office. The apartment is in pristine condition and is accented with beautiful hardwood floors, recessed lighting, crown molding, and stack stone treatment. As you enter home you will find 2 sizable guest bedrooms a full bath and open dining area. The dining area flows right into the impeccable eat in chefs kitchen with granite counter tops and ample counter space a Viking stove/oven with professional hood and wet bar. Off the kitchen is a spacious living room, 1/2 bath and sliding doors out to the 1st deck. The private deck is a perfect place for entertaining and enjoying sky views. The 3rd floor features and expansive master bedroom with a huge deck plus 2 bedrooms, custom walk in closet, spacious bathroom and walk in shower with rain shower head and laundry room. First floor office has a 1/2 bath, employee kitchen and 2 offices. Exterior highlights include professional landscaped court yard and garden. This unique property is a must see. Just a few blocks from Tanger Outlets and all the action of Atlantic City. Beautiful beaches, boardwalk and casinos. All kinds of possibilities with this one of a kind property. Huge potential for rental income. Truly is one of the nicest properties in Atlantic City. Building comes with addition lot to right. There are also 2 other lots ajacent to this listing available for sale.

## PROPERTY DETAILS

| OutsideFeatures | ParkingGarage | OtherRooms | Basement |
|---|---|---|---|
| Deck | None | Dining Room | Slab |
| Fenced Yard | | Great Room | |
| | | Laundry/Utility Rm | |
| | | Recreation/Family | |
| | | Storage Attic | |
| | | Workshop | |

Ask for Leon Grisbaum
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to:

| Cooling | | HotWater |
|---|---|---|
| Attic Fan | | Gas |
| Ceiling Fan(s) | | |
| Central | | |
| Multi-Zoned | | |

Sewer
Public Sewer