

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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108 Montpelier  
Atlantic City, NJ 08401

Asking \$111,000.00



## COMMENTS

Easy living at your oceanfront island escape! Studio unit located on boardwalk near restaurants, casinos, Stockton and more! Elevator, bicycle storage and onsite parking. Separate electric panel for kitchen and bathroom. Condo fee: \$350/month includes all expenses less cableTV, phone and Internet. No pets. Board is going to approve a \$250 assessment to repave section of parking lot. Wonderful investment or rental property. No rentals for 2 years after settlement if the unit is not rented. If the unit is rented the tenant may remain. Once current tenant vacates the unit you must wait 2 years to re-rent.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Gas-Natural	Wall Units	Public Water
Sewer			
Public Sewer			



Ask for Tara Crusier-Moss  
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