



**421 15th  
 Ocean City, NJ 08226**

**Asking \$2,100,000.00**



**COMMENTS**

Rare opportunity to purchase a corner 55/50 lot (zoned SF) with Ocean Views. This triplex features an office on the 1st floor and 2 apartments on the 2nd and 3rd floors (3 bedroom 1 bath on 2nd floor and 2 bedroom 1 bath on 3rd floor).

**PROPERTY DETAILS**

|                 |                      |                    |             |
|-----------------|----------------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage        | OtherRooms         | Basement    |
| Ocean View      | None                 | Den/TV Room        | Crawl Space |
| Outside Shower  |                      | Dining Area        |             |
| Porch           |                      | Dining Room        |             |
| Shed            |                      | Florida Room       |             |
| Sidewalks       |                      | Great Room         |             |
|                 |                      | Kitchen            |             |
|                 |                      | Laundry/Utility Rm |             |
|                 |                      | Library/Study      |             |
|                 |                      | Living Room        |             |
|                 |                      | Loft               |             |
|                 |                      | Pantry             |             |
|                 |                      | Recreation/Family  |             |
| Heating         | Cooling              | HotWater           | Water       |
| Forced Air      | Ceiling Fan(s)       | Electric           | Public      |
| Gas-Natural     | Call for Louis Paone |                    |             |
|                 | Window Units         |                    |             |
| Sewer           |                      |                    |             |
| Public Sewer    |                      |                    |             |

Call for Louis Paone  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com

