

**1305-07 Bay  
Ocean City, NJ 08226**

**Asking \$1,349,000.00**



**COMMENTS**

WOW! Updated, multi-unit investment property with (2) - 2 bedroom, 1 bath units and a large two car detached garage. Updates include new kitchens featuring shaker cabinets, quartz countertops, and stainless steel appliances, new air conditioning, newer roof, refinished hardwood floors, new fiberglass decks, vinyl railings, and exterior steps. Sitting on a larger 35x115 lot this property also has a great backyard perfect for hanging out after a long day on the beach! Located in the center/bay area of OCNJ this property is an easy walk to downtown Asbury and Ocean City's famous beach and boardwalk. Whether you want to keep one unit for yourself and generate income renting out the other unit, rent both units for a maximum return on your investment, or keep both units for personal use, this property has a TON of options and potential. Don't miss your opportunity to own this unique income producing property. For the most up to date information regarding this property or to be one of the first to see this property in person, call the listing agent directly!

**PROPERTY DETAILS**

|                          |                    |                   |                      |
|--------------------------|--------------------|-------------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Vinyl                    | Curbs              | Detached Garage   | Laundry/Utility Room |
|                          | Outside Shower     | Heated Garage     |                      |
|                          | Porch              | Two Car           |                      |
|                          | Shed               |                   |                      |
|                          | Sidewalks          |                   |                      |
|                          | Sprinkler System   |                   |                      |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded      | Basement             |
| Carbon Monoxide Detector | Dishwasher         | Blinds            | Crawl Space          |
|                          | Disposal           | Curtains          |                      |
|                          | Dryer              | Furnished         |                      |
|                          | Electric Stove     |                   |                      |
|                          | Microwave          |                   |                      |
|                          | Refrigerator       |                   |                      |
|                          | Washer             |                   |                      |
| Heating                  | Cooling            | HotWater          | Water                |
| Electric                 | Electric           | Electric          | Public               |
| Forced Air               | Wall Units         | Solar             |                      |
| Multi-Zoned              |                    | Tankless-electric |                      |
| Solar                    |                    |                   |                      |

# Berger Realty

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Sewer  
Public Sewer



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