

# Berger Realty

Since 1928



Berger Realty, Inc.  
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26 Morningside  
Ocean City, NJ 08226

Asking \$2,999,000.00



## COMMENTS

UNIQUE GARDENS OPPORTUNITY! Rare and classic seashore triplex plus 3-bay detached garage with bonus apartment. 1st floor 3BR/2BA; 2nd floor 3BR/2BA and 3rd floor 3BR/1BA; garage apartment is 2BR/1BA. Each main house unit has spacious front porch, gas hot water baseboard heat with separate high efficiency boilers; front and rear stairs; ocean views from top floor porch plus seasonal view from second floor. Opportunities abound for this unique Gardens property: use one floor, rent the others, and collect the rental income. Combine two or all floors of the main building into a larger living space, or condo the building and sell one, more or all!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	One and Half Car	Dining Area	Crawl Space
Outside Shower		Eat In Kitchen	
		Kitchen	
		Laundry/Utility Rm	
		Living Room	
Heating	Cooling	Water	Sewer
Baseboard	Ceiling Fan(s)	Public	Public Sewer
Gas-Natural	Wall Units		
Hot Water			



Ask for Ben Duncan  
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