



**26 Morningside
 Ocean City, NJ 08226**

Asking \$3,099,000.00



COMMENTS

UNIQUE GARDENS OPPORTUNITY! Rare and classic seashore triplex plus 3-bay detached garage with bonus apartment. 1st floor 3BR/2BA; 2nd floor 3BR/1.5BA 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 Dawn Scarlata
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: dns@bergerrealty.com

