



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



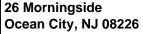












Asking \$3,099,000.00



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 Deck Outside Shower

Heating

Baseboard

Hot Water

Gas-Natural

ParkingGarage One and Half Car

Cooling

Wall Units

Ceiling Fan(s)

OtherRooms Dining Area Eat In Kitchen Kitchen Laundry/Utility Rm Living Room

Water

Public

Crawl Space

Basement

Sewer Public Sewer

Ask for John McElhiney Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jjm@bergerrealty.com

