

# 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       |                  |                    |              |



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