



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



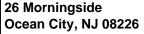












Asking \$2,899,000.00



## 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!

OutsideFeatures Deck Outside Shower

ParkingGarage One and Half Car

PROPERTY DETAILS age OtherRooms If Car Dining Area Eat In Kitchen Kitchen Laundry/Utility Rm Living Room

Water

Public

Crawl Space

Heating Baseboard Gas-Natural Cooling Ceiling Fan(s) Wall Units



Ask for Margaret M. Kurz Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: mmk@bergerrealty.com



Sewer Public Sewer

Basement