



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$3,099,000.00

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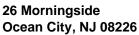
















## **COMMENTS**

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

Deck One and Half Car **Outside Shower** 

OtherRooms Dining Area Eat In Kitchen Kitchen

Laundry/Utility Rm Living Room

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

Water Public

Sewer **Public Sewer** 



Ask for Sheilah Baran Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

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**Basement** 

**Crawl Space**