



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



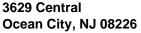












Asking \$1,250,000.00



COMMENTS

BEACH BLOCK Condo in a PRIME LOCATION!! Just steps to the beach, this modern, coastaldesigned condo is theperfect beach house for families and investors alike! The 3-bedroom, 2-bath home features new (2020) HVAC, electric, windows, siding, hotwater heater, quartz countertops, shiplap, and modern fixtures. Relax on the big front porch where you are so close to the beach that you canhear the waves crashing! This unit is conveniently located near the beloved 34th St. Park and quite a few popular dining establishments.Outstanding rental history with over \$55,000 in rentals booked just between June and August! Offered fully furnished, minus personalexceptions. Other upgrades/improvements include a new washer and dryer, gated porch, roof (2022), new furniture, bathrooms/showers (2022),hot water tanks (2023), curbs and sidewalk (2023) and is freshly painted! Agents: See remarks for showing times and instructions.

PROPERTY DETAILS			
Exterior	ParkingGarage	InteriorFeatures	Heating
Vinyl	None	Kitchen Center Island	Gas-Natural
Cooling	HotWater	Water	Sewer
Central	Gas	Public Water	Public Sewer



Ask for John Greiner Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jag@bergerrealty.com

