

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3629 Central  
Ocean City, NJ 08226

Asking \$1,250,000.00



## COMMENTS

BEACH BLOCK Condo in a PRIME LOCATION!! Just steps to the beach, this modern, coastal-designed condo is the perfect 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 can hear 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 personal exceptions. 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<br>Vinyl  | ParkingGarage<br>None | InteriorFeatures<br>Kitchen Center Island | Heating<br>Gas-Natural |
| Cooling<br>Central | HotWater<br>Gas       | Water<br>Public Water                     | Sewer<br>Public Sewer  |



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