

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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3408 Haven  
Ocean City, NJ 08226

Asking \$239,900.00



## COMMENTS

Very desirable pool side unit at the Crossings. New LVP flooring installed throughout, new wall A/C/heater unit, new fiberglass entry door and new bathroom and closet doors. Full size refrigerator, king bed and sofa bed. Absolutely pristine condition. Amenities include a heated pool, parking, community room, onsite laundry room, storage room, elevator and onsite management and rental program. The 34th street beach is just three blocks away. Conveniently located close to shopping, basketball courts, tennis courts, restaurants and playground. Crossing offers you the opportunity to rent on your own or use the onsite rental program for a carefree rental investment or not rent at all. Seller choose not to rent for the 2024 season. 2023 gross rental income was \$20,830. See Agent Remarks.

## PROPERTY DETAILS

|               |                |          |            |
|---------------|----------------|----------|------------|
| ParkingGarage | OtherRooms     | Heating  | Cooling    |
| None          | Breakfast Nook | Electric | Wall Units |
| Water         | Sewer          |          |            |
| Public Water  | Public Sewer   |          |            |



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