

# Berger Realty

Since 1928



Ocean 17  
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**4102 West Ave  
Ocean City, NJ 08226**

**Asking \$999,000.00**



## COMMENTS

Discover the hidden potential in this spacious 2nd-floor condo, featuring 3 bedrooms and 2 bathrooms, ready for your personal touch. With breathtaking sunset views and serene marsh vistas from the back deck, this property is a diamond in the rough just waiting to shine. Set on an oversized corner lot (40x100), the open floor plan combines the living, dining, and kitchen areas under impressive cathedral ceilings, offering a great foundation for modern updates. The front porch provides a charming spot for morning coffee or evening relaxation. A brand new 50-year roof ensures peace of mind, and the attached garage and off-street parking add to the convenience. This property has amazing rental potential, making it an ideal investment opportunity or a perfect beach getaway. Located only 2 blocks from the beach and steps away from famous Uncle Bill's Pancake House, you'll find yourself close to shops, restaurants, playgrounds, and more. With a little creativity and updates, this property can truly shine!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Attached Garage	Dining Area	Cathedral Ceiling(s)
	One Car	Eat In Kitchen	Fireplace(s)
		Laundry/Utility Room	Kitchen Center Island
			Master Bath
			Pets Allowed
			Wall to Wall Carpet



Ask for Colin Halliday  
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Water  
Public Water

