

# Berger Realty

Since 1928



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



1233 Asbury  
Ocean City, NJ 08226


Asking \$979,900.00



## COMMENTS

Turnkey Investment Opportunity in Ocean City! This meticulously maintained, newer construction home offers a great opportunity for either personal use or investment income. The property consistently generates strong rental income, averaging over \$55k per year! Located on the beach side of Asbury in the desirable downtown area of Ocean City, this home is just a short walk to the beach, boardwalk, local shops and restaurants. The home features 3 bedrooms and 2 bathrooms with a welcoming living space designed with beach-inspired décor to create a relaxed, coastal ambiance. Highlights include a large deck for outdoor enjoyment, private off street parking plus an enclosed garage with room for 1 car and all your beach gear, hardwood floors, kitchen with granite countertops and stainless steel appliances, full size washer and dryer, and a gas log fireplace for off season comfort. Each room is equipped with a TV including the family room and all three bedrooms. Additional features include private entrances including an enclosed outdoor shower with interior access and two full bathrooms inside. This property is offered mostly furnished (excludes kitchen table, bench and personal items) and is move-in ready, providing a turnkey opportunity for those looking to enjoy beachside living or generate rental income.

## PROPERTY DETAILS

|                                      |                          |   |  |
|--------------------------------------|--------------------------|---|--|
| Exterior<br>Vinyl                    | ParkingGarage<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen | InteriorFeatures<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central       | HotWater<br>Gas                             |                 |
| Sewer<br>Public Sewer                |                          |   |  |