Berge			Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com	REALTOR	Berg	er Realty	NUMBER OF CONTRACTOR	Berger Realty, Inc. 5th & Haven Avenue been City, NJ 08226 609-399-0040 info@bergerrealty.com	
638 Central, Ocean City, NJ, 08226 Price \$749,000.00					638 Central, Ocean City, NJ, 08226 Price \$749,000.00				
		Pf Total Rooms Bedrooms Baths Full	ROPERTY DETAILS	0			PR Total Rooms Bedrooms Baths Full	OPERTY DETAILS	
		Baths Half Year Built Type Block Number Listing # Taxes		0 604 586344 3089.00			Baths Half Year Built Type Block Number Listing # Taxes	604 586344 3089.00	
SUBRIMLS		MENTO			SUCRMLS				
Rare multi-family	COMMENTS Rare multi-family TRIPLEX available in the Northend historic district. Total of 3 units, (2) 1					COMMENTS Rare multi-family TRIPLEX available in the Northend historic district. Total of 3 units, (2) 1			
bedroom units a rental property,	ind (1) studio. All gas & electi fabulous location close to the ill 2028! Calling all rehabbers!	ric separate, 2 pa e beach/boardwa	rking spots, ally access	bedroom units and (1) studio. All gas & electric separate, 2 parking spots, ally access. Great rental property, fabulous location close to the beach/boardwalk & downtown!!! Inspected by the state, good till 2028! Calling all rehabbers!!					
	PROPERTY FEATURES					PROPERTY FEATURES			
OutsideFeatures Deck Needs Work Porch Sidewalks	ParkingGarage None	Basement Crawl Space	Heating Baseboard Forced Air Gas-Natural		OutsideFeatures Deck Needs Work Porch Sidewalks	ParkingGarage None	Basement Crawl Space	Heating Baseboard Forced Air Gas-Natural	
Cooling Window Units	HotWater Electric	Water Public	Sewer Public Sewer		Cooling Window Units	HotWater Electric	Water Public	Sewer Public Sewer	
CONTACT					CONTACT				
100	Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-412-6592 Email to: dph@bergerrealty.c	com	Scan to see Propert	ty page.		Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-412-6592 Email to: dph@bergerreal		Scan to see Property page	