Berge	r Realty	6 mm 5	Berger Realty, Inc. 5th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com	R	Berg	er Realty		Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ⊇ info@bergerrealty.com	REALTOR
638 Central, Ocean City, NJ, 08226 Price \$695,000.00)	638 Central, Ocean City, NJ, 08226 Price \$695,000.00				00.00
		Pf Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	60 968777 DETAILS 61 5863- 3089.1				F Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Numbel Listing # Taxes	:	0 0 0 604 586344 3089.00
COMMENTS					COMMENTS				
bedroom units an rental property, fa	nd (1) studio. All gas & elect	ric separate, 2 pa e beach/boardwa	district. Total of 3 units, (2) rking spots, ally access. Gre lk & downtown!!! Inspected I	Rare multi-family TRIPLEX available in the Northend historic district. Total of 3 units, (2) 1 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				
	Ask for Kathy Errickson Berger Realty Inc 109 E 55th St., Ocean City Call: 609-381-9232 Email to: kae@bergerrealty.c	om	Scan to see Property pag	e.		Ask for Kathy Errickson Berger Realty Inc 109 E 55th St., Ocean City Call: 609-381-9232 Email to: kae@bergerreal		Scan to see Property	y page.