

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



46-48 17th, Ocean City, NJ, 08226

Price \$2,250,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1932    |
| Type         |         |
| Block Number | 1710    |
| Listing #    | 587224  |
| Taxes        | 7042.00 |

### COMMENTS

**Come check out this lagoon front \"Best Buy\" on the luxurious Venetian Bayou! This WHOLE DUPLEX BUILDING is for sale and comes with spectacular bay views and 2 boat slips! Each unit has 2 bedrooms and 1 bath, and features: Renovated 1st floor with newer kitchen with granite countertops, backsplash, and SS appliances; newer bath, hardwood flooring, and huge front deck with...**

### PROPERTY FEATURES

|                 |               |             |             |
|-----------------|---------------|-------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms  | Basement    |
| Curbs           | None          | Dining Area | Crawl Space |
| Deck            |               | Kitchen     |             |
| Outside Shower  |               | Living Room |             |
| Porch           |               |             |             |
| Sidewalks       |               |             |             |
| Heating         | Cooling       | HotWater    | Water       |
| Baseboard       | Wall Units    | Electric    | Public      |
| Electric        | Window Units  |             |             |
| Sewer           |               |             |             |
| Public Sewer    |               |             |             |

### CONTACT



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-8891  
Email to: djz@bergerrealty.com

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