

719 10th  
Ocean City, NJ 08226

Asking \$969,900.00



**COMMENTS**

Presenting a rare investment opportunity in Ocean City, renowned as America's Greatest Family Resort! Nestled within the esteemed Impala Suites, this condominium hotel comprises three units that can be leased individually or merged, granting flexibility and maximizing rental prospects. Together, the three units encompass 3 bedrooms, 3 full baths, and a private deck in each, accommodating over 10 guests in total. This layout is ideally tailored for families or groups seeking generous and well-appointed accommodations. The building, constructed in 2021, is under the management of an on-site property management firm, ensuring a hassle-free experience for proprietors. The management company oversees all facets of property management, encompassing rental procurement, upkeep, and reservations, thus rendering this investment opportunity truly hands-off. The previous owner effortlessly garnered \$50,000 in rental revenue last year, with projections for this season already exceeding \$55,000. The Impala Suites boast full occupancy throughout the summer, underscoring their popularity and potential for substantial returns. Positioned directly at the beach and boardwalk, the units offer breathtaking ocean vistas and convenient access to the pool. Distinguished from other units in the building, these residences feature a well-illuminated entry, forgoing the inconvenience of dim hallways. Seize the chance to invest in this fully furnished opportunity at Impala Suites in Ocean City, where prime location, luxurious amenities, and robust rental income potential converge seamlessly.

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Handicap Features	Garage	Living Room	Refrigerator
Hardwood Floors	Attached	Kitchen	Dishwasher
Elevator	Assigned Parking	Storage Space	Disposal
Foyer	Other		Smoke/Fire Detector
Tile Floors			Stainless Steel Appliance
Also Included	Heating	Cooling	Hot Water
Drapes	Electric	Central Air	Electric
Curtains	Forced Air	Electric	
Shades		Ceiling Fan	
Blinds		Multi Zoned	
Furniture			
Water	Sewer		

# Berger Realty

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