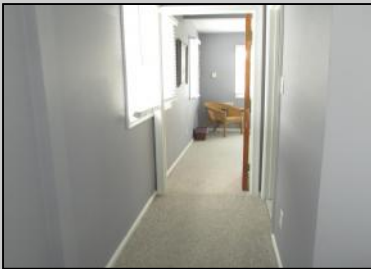




202 Ocean  
Cape May Point, NJ 08212

Asking \$680,000.00



**COMMENTS**

Fantastic location in Cape May Point. Summer rental property with 12 weeks rented this year. Average weekly at \$1575 in season and \$1475 in the shoulder weeks. This unique top floor unit is like no other in the building. Wonderful, private outside porch. The unit is completely furnished and equipped and ready to go for the season. The building was completely renovated in 1987 from studs out. Separate electric, cable and hot water for each unit. Condo fee includes all outside maintenance, lighting, trash and recycles, Insurances and the landscaping. The water is split among 9 owners by the association. Great individual storage units and shared coin operated laundry. Double outside showers offered for everyone's use. Association provides 5 bicycles for everyone's use. Great time to purchase with the upcoming rentals in place for 2024.

**PROPERTY DETAILS**

|                     |                  |                |                     |
|---------------------|------------------|----------------|---------------------|
| Unit Features       | Parking/Garage   | Other Rooms    | Appliances Included |
| Wall To Wall Carpet | Assigned Parking | Living Room    | Range               |
|                     | Stone Driveway   | Kitchen        | Oven                |
|                     |                  | Eat In Kitchen | Microwave Oven      |
|                     |                  | Storage Space  | Refrigerator        |
|                     |                  |                | Dishwasher          |

|               |             |         |           |
|---------------|-------------|---------|-----------|
| Also Included | Heating     | Cooling | Hot Water |
| Blinds        | Multi-Zoned | Split   | Electric  |
|               | Split       |         |           |



Ask for Joe Young  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jty@bergerrealty.com

