

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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4600 Landis  
Sea Isle City, NJ 08243

Asking \$465,000.00



## COMMENTS

Incredible Opportunity to own a beautiful 3 bedroom, 2 bath condo unit only a block from the beach at a fantastic price! In addition to a very short walk to the beach, this condo unit is close enough to walk to everything that Sea Isle's downtown has to offer. This unit features an Assigned off-street parking spot for one car (Parking on south side of the building off Landis), Spacious open lay out, Updated Kitchen and plenty of space for the family! The condo fees include electric, cable, gas, plumbing maintenance, exterior maintenance, landscaping, condo insurances and HVAC/Air Condition maintenance AND Full Replacement! For Investors-this condo association has an in-house rental service that handles all bookings, advertising, check-in/check-out, changeover cleaning and linens. This unit was never a rental but has potential to be an excellent rental income producer! This unit is being sold fully furnished- Turnkey! Don't wait, this one won't last long. Call Today!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Self-Clean Oven
		Dining Area	Microwave Oven
		Storage Space	Refrigerator
			Dishwasher
			Smoke/Fire Detector

AlsoIncluded  
Blinds  
Furniture

Ask for Wendy Brown  
Berger Realty Inc.  
109 E 55th St., Ocean City

Water  
City

Call: 609-399-4211  
Email to: wmb@bergerrealty.com

HotWater  
Electric

