

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



118 46th  
Sea Isle City, NJ 08243

Asking \$2,300,000.00



## COMMENTS

Here is your chance to own an oversized townhome in Sea Isle City! This home has proven to be a rental machine, with \$89,500 rental income for the 2025 summer season and three weeks still available to rent. The rental income for 2024 was \$95,000. With its ideal location and desirable amenities, it attracts high-demand bookings, making it a fantastic investment opportunity. The 7 spacious bedrooms (one being used as a bonus room) provide plenty of room for guests, and the 4.5 bathrooms ensure convenience and privacy for all. Owner's closets, including a large owners storage room in the garage, offers plenty of space to keep owners items separate from renters areas. First floor consists of a large foyer, full bath, bonus room and bedroom. Second floor offers a primary bedroom with its own deck, three additional bedrooms and a full bathroom. Top floor opens to the kitchen, dining area, living room with additional mini-fridge, large deck with ocean views, powder room and another primary bedroom. This home comes fully furnished and turnkey, ready for you or your renters to move right in. The stylish décor and comfortable furnishings create a welcoming, coastal atmosphere that your guests will love. Seller disclosure and rental information in Associated Docs.

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
Fireplace	Garage			Living Room	Self-Clean Oven
Hardwood Floors	Attached			Kitchen	Microwave Oven
Wall To Wall Carpet	Concrete Driveway			Dining Area	Refrigerator
				Pantry	Washer
					Dryer
					Dishwasher
					Stove/Range
					Refrigerator
					Washer
					Dryer
					Dishwasher
					Stove/Range



City

Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Heating: Gas  
Cooling: Multi Zoned  
Email: jjs@bergerrealty.com  
Forced Air  
Multi-Zoned

Sewer  
City

