

# Berger Realty

Since 1928



Berger Realty, Inc.  
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23 39th  
Sea Isle City, NJ 08243

Asking \$735,000.00



## COMMENTS

GREAT LOCATION! STEPS TO THE BEACH & PROMENADE, DOWNTOWN RESTAURANTS, SHOPS, AND EXCURSION PARK! Smell and hear the ocean! This spacious and meticulously well maintained 2 bedroom, 1 bath condo offers a comfortable and large 882 square feet of living space. Walk out the front door & across the street to the 39th Street beach ramp and the beach. This unit is located on the Pleasure Avenue side of the condo complex and has a view of the Promenade and dunes. This beachy condo can be the ideal summer escape or a good investment with a great rental history- great potential for rental income! A large, open kitchen with white cabinetry offers plenty of space, storage, and prep area with a dining area. The living room area features a large storage closet and a closet with the washer and dryer. Outside features include plenty of storage space with a spacious 6' x 8' owner storage closet, outside shower, an additional indoor common storage area for owners, and a large common area porch to enjoy your morning coffee or Sea Isle sunsets in the evening. Centrally located to everything in town, just park the car and walk to the best of everything Sea Isle City has to offer. Monthly Condo Fee includes- Home Owners insurance, common area repairs of building, Two Brand new window unit air conditioners are included in sale.

## PROPERTY DETAILS

| UnitFeatures                                                                                                                                     | ParkingGarage | OtherRooms                               | AppliancesIncluded                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------|------------------------------------------------------------|
| Tile Floors                                                                                                                                      | 1 Car         | Living Room<br>Kitchen<br>Eat In Kitchen | Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer |
| <p>Ask for Michelle Benson<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: mb@bergerrealty.com</p> |               |                                          |                                                            |
| Electric<br>Baseboard                                                                                                                            |               | Electric<br>Ceiling Fan<br>Other         |                                                            |



water  
City

Sewer  
City

