

# Berger Realty

Since 1928



Berger Realty, Inc.  
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870 7th Street  
Ocean City, NJ 08226

Asking \$350,000.00



### COMMENTS

Welcome to Ocean 7, located steps from the Boardwalk and Beaches in OCNJ. This 1 Bedroom with 2 Queen Beds features an additional Sleeper Sofa to sleep 6. The unit also features a kitchenette with refrigerator, microwave, and cooktop. The Unit comes Fully Furnished and Equipped. The Ocean 7 is a Condominium Hotel that has a front desk and is professionally managed and rented nightly. There is an awesome Heated Pool and Sundeck. Association fees include water & sewer, hot water, flood & hazard insurance, common area maintenance, cable TV, Wi-Fi, & Electric. The building is open Seasonally from April through October. Gross Rental Revenue of \$38,945 for 2023.

### PROPERTY DETAILS

Exterior Concrete	ParkingGarage None	OtherRooms Dining Area	InteriorFeatures Elevator Hardwood Floors
Heating Electric	Cooling Central	Water Public Water	Sewer Public Sewer

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

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