



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



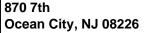












Asking \$275,000.00



## COMMENTS

Location, location, location! This rarely offered King Studio unit in Ocean 7 Condominiums is conveniently located just steps from the boardwalk and beach at 7th Street. The unit sleeps two adults and two kids with one king bed plus a daybed with a trundle. Nice kitchenette with granite counter, glass cooktop, microwave, and fridge. One full bath. Sale includes all furniture and appliances making it an easy turnkey investment. Consistent rental history exceeding \$30,000 per season. Ocean 7 has all the conveniences of hotel living, with on-site management, front desk check-in, linens, and maid service. Building amenities include a heated pool with sundeck, elevator, off-street parking for one vehicle, and a personal storage locker for your personal items. Condo fees include electric, water, sewer, flood & hazard insurance, common area maintenance, cable TV, and Wi-Fi! You just pay personal insurance and taxes. Ocean 7 is a seasonal building open from April to October. You can use the unit as your personal escape but if you decide to rent, all rentals must go through the front desk program.

PROPERTY DETAILS			
Exterior	ParkingGarage	InteriorFeatures	Heating
Brick	None	Elevator	Forced Air
Stucco			
Cooling	HotWater	Water	Sewer
Electric	Gas	Public Water	Public Sewer
	Ask for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jfm@bergerrealty.com		