

# Berger Realty

Since 1928



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

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 Brick Stucco	ParkingGarage None	InteriorFeatures Elevator	Heating Forced Air
Cooling Electric	HotWater Gas	Water Public Water	Sewer Public Sewer



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