

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



719 11th  
Ocean City, NJ 08226

Asking \$349,900.00



## COMMENTS

Renovated bath and kitchen with granite counter tops. This spacious & pristine condition condo comes fully furnished and equipped. Great rental or 2nd home. The FLANDERS Condominium Hotel is perhaps the best known, best run \"condotel\" in all of Ocean City. This beautiful boardwalk fronted building is steeped in tradition. It has been a part of the Ocean City skyline for 100 years. She offers all the conveniences of Hotel Living daily check-ins via the front desk, daily maid & linen service, concierge service, heated pool, fitness Room, onsite restaurant, banquet center, spa and gift shop. Condo fees include water, sewer, flood & building insurances, cable TV, phone, Wi-Fi and common area maintenance. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year. 2024 gross rental income \$28K! See Agent remarks.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Brick	None	Dining Area	Electric
Stucco			Forced Air
Cooling	HotWater	Water	Sewer
	Electric	Well	Public Sewer



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: clc@bergerrealty.com

