



901 Ocean  
Ocean City, NJ 08226

Asking \$349,900.00



### COMMENTS

Watson's Regency boasts the only indoor pool in Ocean City. This large suite includes an outside balcony. It is located on the 4th floor and is complete with a living room with a queen sofa bed, full kitchen, dining area seating six, large bath and a separate bedroom with a queen bed. Just steps from the beach and boardwalk, the front desk rents your suite on a nightly basis and offers daily housekeeping to your guests. Don't miss this one. Make arrangements to see it now. Condo fees include cable TV, WiFi, basic phone service, water, sewer, flood insurance, hazard insurance & common area maintenance. Watson's boasts one of the island's best rental addresses, too...if high investment income is what you are after, look no farther. The 2023 gross income of \$33,158.00! Enjoy private outdoor covered parking and consistent high rental income history. All owners must participate in the onsite Watson's Regency rental program (no outside rentals permitted). Owner usage is limited to 30 nights per seasonal quarter. See breakdown below of seasonal quarters: Summer – June 21st to September 20th, Fall – September 21st – December 20th, Winter – December 21st – March 20th, Spring – March 21st - June 20th. Please see Agent Remarks.

### PROPERTY DETAILS

|                           |                       |                           |                                   |
|---------------------------|-----------------------|---------------------------|-----------------------------------|
| Exterior<br>Masonry/Block | ParkingGarage<br>None | OtherRooms<br>Dining Area | Heating<br>Electric<br>Forced Air |
| Cooling<br>Central        | HotWater<br>Electric  | Water<br>Public Water     | Sewer<br>Public Sewer             |

