

# Berger Realty

Since 1920



Berger Realty, Inc.  
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719 11th  
Ocean City, NJ 08226

Asking \$749,900.00



SJSRMLS

## COMMENTS

The Promenade Suites are elegantly designed luxury suites located on the 3rd floor boardwalk front wing of the Flanders hotel. This 2BR/2BA suite includes Brazilian cherry hardwood floors, gas fireplace, Jacuzzi whirlpool tub, cherry cabinets, stainless steel state of the art appliances, granite countertops, marble bathroom floors, coffered ceilings and in unit washer & dryer. Includes exclusive use of a private cabana overlooking the pool and ocean from the sundeck. Complete with one dedicated parking space. Fantastic rental machine, 2024 gross rental income was \$68K See Agent Remarks.

## PROPERTY DETAILS

|            |               |                      |                  |
|------------|---------------|----------------------|------------------|
| Exterior   | ParkingGarage | OtherRooms           | InteriorFeatures |
| Brick      | None          | Dining Area          | Fireplace(s)     |
| Stucco     |               | Laundry/Utility Room | Foyer            |
|            |               |                      | Hardwood Floors  |
|            |               |                      | Master Bath      |
| Heating    | Cooling       | HotWater             | Water            |
| Electric   | Central       | Electric             | Well             |
| Forced Air |               |                      |                  |



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