

# Berger Realty

Since 1920



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 \$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			



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

