

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



812 Ocean  
Ocean City, NJ 08226

Asking \$339,900.00



## COMMENTS

Premium End Unit in Biscayne Suites – Prime Investment Opportunity Just Steps from the Boardwalk! This highly sought-after front-facing end unit offers the ultimate beach-side escape and a consistent income stream! Enjoy a spacious 1-bedroom suite featuring a private king bedroom, separate living area with a queen sleeper sofa, convenient kitchenette, and your own outdoor balcony—perfect for soaking in the sea breeze. Located in the heart of Ocean City's boardwalk and beach district, this standout unit generated over \$31,000 in gross income in 2024. Biscayne Suites' onsite rental program handles everything—from nightly bookings to daily housekeeping and linen service—making ownership completely hassle-free. Amenities include a rooftop pool, third-floor garden deck, and assigned parking. The condo is being sold fully furnished and ready to start earning from day one. HOA fees cover WiFi, expanded cable, basic phone, water, sewer, flood & fire insurance, and common area upkeep. Owners must participate in the onsite rental program (no outside rentals), with usage capped at 30 nights per seasonal quarter per local ordinance—ensuring strong rental demand throughout the year. Whether you're seeking a turn-key vacation spot or a high-performing investment property, this is your chance to own one of the most desirable units in Biscayne Suites. Schedule your showing today—this opportunity won't last! Please see Agent Remarks.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Vinyl	None	Breakfast Nook	Electric
			Forced Air



Ask for Brian Kolmer  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

