

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



840 Ocean  
Ocean City, NJ 08226

Asking \$150,000.00



## COMMENTS

Super Location! Short walk to the beaches of Ocean City!! Enjoy the rides, walking the boards and eating at our famous pizzerias and candy shops!! This second floor Sifting Sands studio is fully furnished with a sofa and bed. Galley Kitchen and full bath. There is also a dining room table and a pool view!! This unit is also pet friendly and fees include your water, sewer, trash, cable TV, common area maintenance, flood insurance and hot water! Enjoy the pool and convenience of this money making condo this summer!!! No year round occupancy. The new owner has to accommodate the on site rental during the season. Approximate dates the unit is rented are from Mid April to Mid to End of October. The on site program offers maid and linen service. The owners can live in the property in the off months (End of October through Mid April) or rent it yourself during the Winter months! The Owners can use up to 14 days during the rental period of Mid April to Mid end October for themselves.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Electric	Ceiling Fan(s)	Public Water
		Wall Units	

Sewer  
Public Sewer



Ask for Frank Shoemaker  
Berger Realty Inc  
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Call: 609-399-0076  
Email to: fcs@bergerrealty.com

