

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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812-20 Ocean Ave.  
Ocean City, NJ 08226

Asking \$335,000.00



## COMMENTS

BEST BUY in the building with 30k gross rental history!! This very spacious full 1BR 1BA CORNER unit offers a KITCHENETTE, & 50 extra square feet of living space, an additional queen sleeper sofa for extra guests, sleep 4 adults plus children! Additional windows provide abundant natural light—all at a better value than standard units! Just 1.5 blocks from the beach & boardwalk, this fully managed, hands-free investment is perfect for effortless rental income & family vacations. The front desk handles rental calls, leases, payments, cleaning, and maintenance, ensuring seamless income generation. Amenities include a rooftop POOL & sundeck with beach & bay VIEWS, your own private BALCONY, covered PARKING, on-site LAUNDRY, ELEVATOR, vending, and ice machines—all conveniently steps from your unit. Condo fees cover: water, sewer, insurance, cable, WiFi, local phone, and common area maintenance. Owners enjoy the convenience of a completely exclusive on-site rental program for consistency and ease, with 30-day owner-usage allowed per seasonal quarter, and no confusion of outside rentals. All future booked leases & income transfer at closing to new owner! SEE ASSOC DOCS for dates rented.

## PROPERTY DETAILS

|               |                       |            |         |
|---------------|-----------------------|------------|---------|
| ParkingGarage | InteriorFeatures      | Heating    | Cooling |
| See Remarks   | Kitchen Center Island | Forced Air | Central |
|               | Master Bath           |            |         |



Sewer  
Public Sewer  
Asker: Tony Bono  
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