

# Berger Realty

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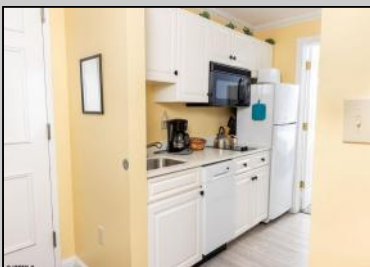
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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719 11th St  
Ocean City, NJ 08226

Asking \$359,900.00



SJSRMLS

## COMMENTS

Very strong rental history in this beautiful one bedroom condo in the Historic Flanders Hotel! Completely furnished and can accommodate 5 people! King bed, sofa sleeper & Twin Sleeper chair! This condo has awesome southern views of Ocean City. Unit next door also for sale and can be purchased together. The unit can either be rented out with great cash flow or you can utilize it as a owner occupant. Management company takes care of everything so you don't have to do a thing. Heated pool, fitness center and an onsite salon and shop. Direct access to the boardwalk and beach. Additional storage for all your beach equipment and bikes. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year.

## PROPERTY DETAILS

Exterior Masonry/Block	ParkingGarage None	OtherRooms Den/TV Room	InteriorFeatures Elevator Wall to Wall Carpet
Heating Forced Air	Cooling Central	HotWater Electric	Water Public Water



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