

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



719 11th St  
Ocean City, NJ 08226

Asking \$365,900.00



SJSRMLS

## COMMENTS

Great Condo Right on the Boardwalk! Unit next door also for sale and can be purchased together. Updated and furnished unit with room for 5 to sleep! Sofa and armchair have sleeper beds. 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<br>Brick<br>Masonry/Block | ParkingGarage<br>None | InteriorFeatures<br>Wall to Wall Carpet | Heating<br>Electric<br>Forced Air |
| Cooling<br>Central                 | HotWater<br>Electric  | Water<br>Public Water                   | Sewer<br>Public Sewer             |



Ask for Adelaide Misal  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ahm@bergerrealty.com

