

# Berger Realty

Since 1928



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118 46th  
Sea Isle City, NJ 08243

Asking \$2,300,000.00



## COMMENTS

Here is your chance to own an oversized townhome in Sea Isle City! This home has proven to be a rental machine, with \$89,500 rental income for the 2025 summer season and three weeks still available to rent. The rental income for 2024 was \$95,000. With its ideal location and desirable amenities, it attracts high-demand bookings, making it a fantastic investment opportunity. The 7 spacious bedrooms (one being used as a bonus room) provide plenty of room for guests, and the 4.5 bathrooms ensure convenience and privacy for all. Owner's closets, including a large owners storage room in the garage, offers plenty of space to keep owners items separate from renters areas. First floor consists of a large foyer, full bath, bonus room and bedroom. Second floor offers a primary bedroom with its own deck, three additional bedrooms and a full bathroom. Top floor opens to the kitchen, dining area, living room with additional mini-fridge, large deck with ocean views, powder room and another primary bedroom. This home comes fully furnished and turnkey, ready for you or your renters to move right in. The stylish décor and comfortable furnishings create a welcoming, coastal atmosphere that your guests will love. Shared insurances. Seller disclosure and 2025 Rental Information in Associated Docs.

## PROPERTY DETAILS

|                                   |                                                       |                                                                                                                            |                                                     |
|-----------------------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| ParkingGarage<br>Two Car          | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Pantry | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Master Bath<br>Wall to Wall Carpet | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned |
| Cooling<br>Central<br>Multi-Zoned | HotWater<br>Gas                                       | Water<br>Public Water                                                                                                      |                                                     |

