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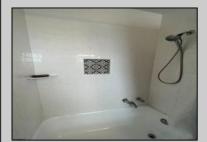












807 8th St Ocean City, NJ 08226

Asking \$179,900.00



## COMMENTS

Your Beach Getaway Awaits—Prime Location & Proven Income! Welcome to 807 E 8th Street #409, your perfect slice of paradise in the heart of Ocean City! This charming, turnkey efficiency places you just steps away from Ocean City/'s pristine beaches and iconic boardwalk. Enjoy the ultimate convenience of being less than a block from sun-soaked shores and the vibrant shops, restaurants, and entertainment along bustling Asbury Avenue. Strong Rental History & Impressive Returns: This unit offers excellent income potential, having generated over \$18,000 gross in 2024, with realistic projections to surpass \$20,000 annually. Current bookings for 2025 already total approximately \$5,800 as of March 31-typically just 25% of yearly reservations. Historically, the property experiences strong rental demand between April and June, accounting for approximately 41% of annual income, consistent occupancy during peak summer months (July-August, approximately 25%), and continued bookings through the quieter September-December season (approximately 9%). Annual operating expenses-including HOA fees, linens and rental service, cleaning, insurance, licensing, WiFi, Airbnb, and utilities-are approximately \$9,500-\$9,900. Enjoy the convenience of running a highly rated (4.9/5 star) Airbnb remotely by taking advantage of the hotel's own laundry/linens, toiletry, and front desk services (just \$1,100/year, charged per rental with no obligation to use) and an on-site, highly reputable cleaning service for seamless turnover between guests (also no obligation to use). Alternatively, owners choosing private enjoyment without rentals can anticipate very manageable carrying costs of around \$5,000 per year. Don't miss this opportunity to own a property that ure, lifestyle, and lucrative investment potential. Schedule your private



Ask for Tom Melchionni Berger Realty Inc ParkingGarage None 60 Asbury AvepueatorCean City Call: 609-399-0076yer Email to: tom@betgetreaftgetors

Water

Public Water

HotWater Electric

