



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$149,900.00

info@bergerrealty.com

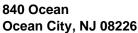
















COMMENTS

Unit #38 @ The \"Sifting Sands\" Condo/Motel. 100% renovated 2024, all new interior. New \"Allin-One\" Kitchen, micro, frig/freezer, paint, window blinds, wall-mounted swivel TV, AC unit, New Kitchen & bath cabs. New Flooring and Furniture. Sale inc. all-pots, pans, kitchen supplies. Maintenance-free ownership. Sifting Sands has been one of Ocean City\'s last-operating \"Iconic\" Center-City Motels, in operation every summer since 1964. The complex was remodeled and converted to condo/motel ownership in \'04. SIFTING SANDS IS NOW A PET-FRIENDLY ESTABLISHMENT! Spectacular location on the corner of 9th & Ocean Ave. On-site required rental program (April15-Oct 30) guarantees \"hands off & hassle free\" income. 2nd floor location. Building open year \'round. Block off some personal usage between rentals in the summer for your own usage (14 days max). Off-season usage non-restricted (Nov 1 - April 15) use at your pleasure...use it, rent it yourself, rent it through a Realtor, whatever you\'d like. Well run, stable, well funded professionally managed building. Coin-Op Laundry Room. Condo fee includes water/sewer, hot water, TV cable, Wi-Fi, use of heated pool, parking for one car (w/minimal annual fee), bldg. insurance (fire & flood), exterior maintenance. Owner pays own electric bill (\$100/mo +/-), property taxes & interior contents/liability insurance (\$600/yr +/-). VERY FEW PROPERTIES IN OCEAN CITY CAN COMPETE WITH THIS. Call Listing Agent for details & questions on personal usage & the Rental Program. The Motel is in full operation - All showings will be in-between Guests. Note: Portfolio \"Condo-Tel\" financing currently available with 25-30% down. 2023 Gross Income was \$12,143. 2024 Gross Income was \$16,639.35 (both



come only, excludes winter rentals).

Waternail to: cah@betreperrealty.com **Public Water** Public Sewer



