



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













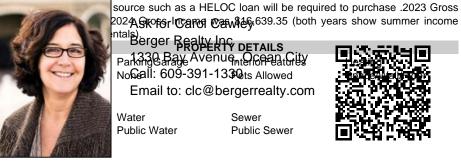
840 Ocean Ocean City, NJ 08226

Asking \$149,900.00



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 Cityl'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: Financing on this condo-tel property is unavailable as it does not qualify @236 sq.ft. to meet the minimum 300 square feet lending requirement. Cash



2024 Skofor Cane Carve 639.35 (both years show summer income Berger Bealty Inc DETAILS

Parking Bay Avenue Ochenatority Nocall: 609-391-1330ts Allowed Email to: clc@bergerrealty.com

Water Public Water Sewer Public Sewer

