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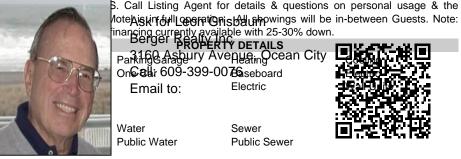
840 Ocean Ocean City, NJ 08226

Asking \$179,900.00



## COMMENTS

RENTAL POWERHOUSE! 2023 Income was \$23,623.81 (\$19,423.81 summer, \$4,200 winter). 2024 Income was \$24,513.17 (\$19,963.17 summer, \$4,550 winter). After all expenses, nets about \$8-\$9,000 without a mortgage. Typically a 5-6% return. Unit #14 @ The \"Sifting Sands\" Condo/Motel. 100% gutted, remodeled, improved & refurnished 2023, all new interior.. New \"Allin-One\" Kitchen, micro, frig/freezer, paint, window blinds, 40\" wall-mounted swivel TV, AC unit, New Kitchen & bath cabs. New Toilet. Sale inc. all-new pots, pans, kitchen supplies. Tiled thruout for maintenance-free ownership. Sifting Sands has been one of Ocean City\'s lastoperating \"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 (April 15-Oct 30) guarantees \"hands off & hassle free\" income. Convenient 1st 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 nonrestricted (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 (\$500/yr +/-). VERY FEW PROPERTIES IN OCEAN CITY CAN



inancing currently available with 25-30% down. Berger PROPERTY DETAILS Parking carage ury Avenue Ocean City On Callir 609-399-007 aseboard Electric Email to:

Water Public Water Sewer Public Sewer

