



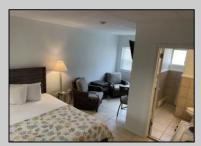
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 REALTOR

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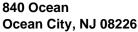












Asking \$179,900.00



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, this unit generates over \$9,000, bringing in a solid 5% return on invested dollars with a cash purchase, before factoring in tax write-offs and increased value due to inflation & market conditions. Unit #14 @ The \"Sifting Sands\" Condo/Motel. 100% gutted, remodeled, improved & refurnished 2023, all new interior.. New \"All-in-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 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 (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). Offseason 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

nce (\$500/yr +/-). VERY FEW PROPERTIES IN OCEAN CITY CAN

5. CALL Lifting Magning for All showings will be in-between Guests. Note: inancing currently available with 25-30% down.

109 E 55 KOPER PCORPARISY

109 E 5PROPER PICEPTANUS/
PakalloGOGe399-421 Heating

One Prail to: mej@bergerrealty.com
Electric

Water Sewer
Public Water Public Sewer

