

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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840 Ocean  
Ocean City, NJ 08226

Asking \$199,900.00



## COMMENTS

Unit #47 @ The "Sifting Sands" Condo/Motel. This is a 2nd floor corner unit, it sleeps 6 people, and is one of the largest and highest grossing floorplans in the building. (2024 = \$23138.89). Sifting Sands has been one of Ocean City's last-operating "Iconic" Center-City Motels, in operation every summer since 1964. SIFTING SANDS IS NOW A PET-FRIENDLY ESTABLISHMENT! The complex was remodeled & converted to condo/motel ownership in 2004. Spectacular location on the corner of 9th & Ocean Ave. On-site required rental program (April 15 - Oct) guarantees "hands off & hassle free!" income. Building open year 'round. Block off some personal usage between rentals in the summer (14 days max) and off season (Nov 1 - April 15) there are no usage restrictions - available for your use or rent by owner at your pleasure off-season. 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, 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 COMPETE WITH THIS. Take a real good look.....where else in OC can you get an apartment that sleeps 6 with a pool this close to the ocean and boardwalk at this price? Call Listing Agent for details & questions regarding personal usage & the Rental Program. The Motel is in full operation, so all showings have to be in-between Guests. Note: as of 5/25 financing is available (to a qualified buyer) on this property thru Sturdy Savings & Loan on this property with 30% down. It exceeds their 300 sq.ft. minimum. Most other smaller than 300 sq.ft..

## PROPERTY DETAILS

Ask for Joyce McManis  
Parking/Garage Heating  
One Car Baseboard  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com  
Water Sewer  
Public Water Public Sewer

Cooling  
Electric

