



**1312 Ocean  
Ocean City, NJ 08226**

**Asking \$925,000.00**



**COMMENTS**

Introducing the "Pineapple Pad", a charming 2 bedroom, 1 bath condo ideally situated across the street from the iconic Ocean City Boardwalk and many of it's legendary shops such as Johnson's Popcorn, Bob's Grill and The Medevil Miniature Gold Course. This themed unit, adorned with delightful pineapple décor, offers a unique and inviting atmosphere for guests seeking a memorable beach getaway. The Pineapple Pad makes for a great investment, boasting a proven rental history, generating over \$50,000 annually for the last 3 years and on course to do close to \$60,000 this year, making it a lucrative opportunity for investors. Guests are drawn to its prime location, just steps away from the boardwalk's vibrant attractions, sandy beaches, and oceanfront dining. The Pineapple Pad features over 1100 square feet of living space , a front deck/patio, perfect for enjoying ocean breezes and people-watching! Inside, the unit is thoughtfully designed with comfort and convenience in mind. The heart of the Pineapple Pad is the great room designed with coastal charm. A plush oversized sectional sofa with pineapple print pillows anchors the space that evokes a relaxing beachy vibe. The kitchen is fully equipped for preparing meals to celebrate any occasion. Additional amenities include a stacked washer/dryer, a new HVAC system, new Hot Water heater (both installed in 2024) and brand new luxury vinyl plank flooring, ensuring a hassle-free stay for guests. The property includes two assigned parking spaces, a valuable asset in the boardwalk area of America's Greatest Family Resort. With its tropical theme, excellent location, and strong rental income fully managed by an Ocean City based Property Management Company, the Pineapple Pad stands out as a premier investment property in Ocean City! Also, Please make note that the Pineapple Pad's sister property, the Coconut Cove, 1318 Ocean Ave., is also For Sale!(MLS# 596578) Own both units together and double your rental income, enjoy built-in management systems, and give guests the option to book side-by-side stays, perfect for family or group stays.It's a rare chance to invest in a turn-key Ocean City duo that's already up and running! Come check it out!

**PROPERTY DETAILS**

Exterior Stucco	ParkingGarage Heated Garage	OtherRooms Den/TV Room Dining Area Laundry/Utility Room	InteriorFeatures Kitchen Center Island Pets Allowed
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public Water
Sewer			

# Berger Realty

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Public Sewer



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