

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1318 Ocean Ave.  
Ocean City, NJ 08226

Asking \$925,000.00



## COMMENTS

Welcome to Coconut Cove a Prime Investment Opportunity in Ocean City, NJ! Don't miss this turnkey 2-bedroom, 1-bath unit located directly across the street from the iconic Ocean City Boardwalk. Coconut Cove is a high-performing rental property with a history of generating over \$50,000 in annual income the last 3 years and on course to do close to \$60,000 this current year. This 1200 sq ft unit comes fully furnished with themed coastal Coconut décor and brand new luxury vinyl plank flooring throughout. Features include a bright and open living space, a private front deck/patio perfect for enjoying ocean breezes, sleeping for 5, two dedicated parking spaces—a rare find this close to the beach and an outside shower. This well-maintained unit is ideally situated in one of the East Coast's most popular resort destinations, "America's Greatest Family Resort" Ocean City, NJ, offering easy access to guarded beaches, iconic restaurants & shopping. Also, please take note, the Coconut Cove's sister property, The Pineapple Pad, 1312 Ocean Ave. (MLS # 596521) is also for sale. Own both units together and double your rental income, enjoy built-in management systems, and give guests tenants 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. Whether you're looking for a strong investment or a personal getaway with excellent rental potential, Coconut Cove checks all the boxes.

## PROPERTY DETAILS

| Exterior                       | ParkingGarage | OtherRooms           | InteriorFeatures      |
|--------------------------------|---------------|----------------------|-----------------------|
| None                           | None          | Den/TV Room          | Kitchen Center Island |
| Ask for Cynthia Bales          |               | Dining Room          | Pets Allowed          |
| Berger Realty Inc              |               | Laundry/Utility Room |                       |
| 3160 Asbury Avenue, Ocean City |               |                      |                       |
| Cooling                        |               | HotWater             |                       |
| Call 609-399-0076              |               | Gas                  |                       |
| Ceiling Fan(s)                 |               |                      |                       |
| Email to: cyn@bergerrealty.com |               |                      |                       |

