



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



☑ oc17@BergerRealty.com

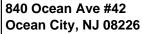
















## **COMMENTS**

Welcome to Sifting Sands, one of Ocean City's last remaining iconic center-city motels, operating every summer since 1964. This updated and fully furnished condotel unit is ideally located at 9th & Ocean Avenue—just steps from the boardwalk, beaches, shopping, and dining. The unit comfortably sleeps four and features a galley kitchen and one deeded parking space. Sifting Sands is now a pet-friendly establishment, making it even more attractive for owners and renters alike. The condo fee covers a wide range of amenities, including water, sewer, flood and hazard insurance, hot water, cable, Wi-Fi, trash service, common area maintenance, professional management, and access to the onsite pool. Owners may reserve up to 14 personal-use days during the summer rental season, and enjoy unrestricted use from November 1 to April 15. The unit generated \$13,392 in gross rental income for the 2024 season, plus an additional \$2,500 from winter rentals. Showings must be scheduled between guest stays, as the motel is in full operation. Don't miss this opportunity to own a piece of Ocean City history with excellent rental potential and a prime location!

## PROPERTY DETAILS

Exterior Concrete Masonry/Block Steel ParkingGarage None InteriorFeatures
Pets Allowed

Heating Electric

Space/Wall/Floor



Waksk for Linda Wattswer PulgisryัสโคRealty Inc<sup>Public Sewer</sup> 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: ljw@bergerrealty.com

