

# Berger Realty

Since 1928



Berger Realty, Inc.  
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840 Ocean Ave #42  
Ocean City, NJ 08226

Asking \$145,500.00



SJSRMLS

## 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      | ParkingGarage | InteriorFeatures | Heating          |
| Concrete      | None          | Pets Allowed     | Electric         |
| Masonry/Block |               |                  | Space/Wall/Floor |
| Steel         |               |                  |                  |
| Stone         |               |                  |                  |



Ask for Theresa Maine  
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