

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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870 7th  
Ocean City, NJ 08226

Asking \$329,900.00



## COMMENTS

Fourth floor ocean facing unit at Ocean 7. Ocean 7 unit 420 is a fully furnished studio unit with bedroom, bath, and kitchenette. Excellent rental history grossing \$35,000 last season. Currently \$31,000 gross rent booked for rest of season. Located at the foot of the boardwalk at 7th street, features include off street parking, elevator, owner storage and heated pool. This family friendly Condo-Tel is nonsmoking and pet free. Excellent on-site management company which markets the building, handles rentals, linens and maid service. Condo fees cover management, flood insurance, cable TV, Wi-Fi, trash and all utilities. Make it your vacation getaway or join the management run rental program.

## PROPERTY DETAILS

|                       |                       |   |                       |
|-----------------------|-----------------------|---|-----------------------|
| Exterior<br>Brick     | ParkingGarage<br>None | InteriorFeatures<br>Wall to Wall Carpet | Heating<br>Electric   |
| Cooling<br>Wall Units | HotWater<br>Gas       | Water<br>Public Water                   | Sewer<br>Public Sewer |



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