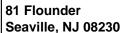




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com







Asking \$128,500.00











COMMENTS

Boasts 2 bedrooms including the largest bedroom which is very spacious & has high ceilings. Nice enclosed front porch. Can\text{'t} beat a shore place like this. Community has pool, washer/dryers, tennis courts, playground and is the most convenient mobile park in the area. It\s a hidden gem...call to see!The only Ocean Sands unit available! Community has LOW HOA fees....only \$900 annually! The Lot rent actually pays the taxes \$893.00 ANNUALLY and enjoy the balance of 99 year lease which has 90 years left.

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	PROPER	RTY DETAILS	
Exterior Vinyl	OutsideFeatures Patio Porch Enclosed	ParkingGarage None	OtherRooms Den/TV Room Dining Area Eat In Kitchen Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement

Blinds

Refrigerator

HotWater Water
Oil Private
Ask for Graham Ginn

Gas Stove

Microwave

Smoke/Fire Alarm

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Email to: gmg@bergerrealty.com

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Slab

Sewer

Private