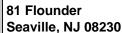




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300







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.

PROPERTY DETAILS			
Exterior Vinyl	OutsideFeatures Patio Porch Enclosed	ParkingGarage None	OtherRooms Den/TV Room Dining Area Eat In Kitchen Primary BR on 1st floor
InteriorFeatures Smoke/Fire Alarm	AppliancesIncluded Gas Stove Microwave	AlsoIncluded Blinds	Basement Slab



HotWater Water
Oil Private
Ask for Michael Wallitsch
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Call: 609-391-1330
Email to: mow@bergerrealty.com

Refrigerator

Sewer

Private