

# Berger Realty

Since 1928



Berger Realty, Inc  
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840 Ocean  
Ocean City, NJ 08226

Asking \$143,000.00



SJSRMLS

## COMMENTS

The BEST BUY in Sifting Sands #35, a gem perfectly situated between the heart of Downtown Ocean City and the main Boardwalk attractions—just steps from the beach, amusements, shopping, and dining. This affordable condo is part of a professionally managed building and offers a completely hands-off investment through the on-site rental program (April 15 – October), providing consistent, hassle-free income in one of the Jersey Shore's most beloved destinations. Owners can reserve 14 days for personal use in the summer & enjoy unrestricted access from November 1 to April 15, ideal for off-season retreats or winter-rental. The unit sleeps 4 & includes a heated pool, assigned off-street parking, and on-site laundry. \$350 monthly condo fees cover hot water, sewer, cable TV, Wi-Fi, insurance, & exterior maintenance. Sifting Sands is now pet-friendly, a rare and welcoming perk in Ocean City. This turnkey property is one of the best values near the ocean & boardwalk—very few properties in Ocean City can compete at this price point. Showings available between guest stays. The condo net's 7k in the summer. There is also an opportunity to rent in the winter season for another 4500 gross, and be part of the pet program for an additional +\$1400.

## PROPERTY DETAILS

|               |           |              |              |
|---------------|-----------|--------------|--------------|
| ParkingGarage | Heating   | Water        | Sewer        |
| None          | Baseboard | Public Water | Public Sewer |



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