

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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901 Ocean  
Ocean City, NJ 08226

Asking \$359,900.00



SJSRMLS

## COMMENTS

Watson's Regency boasts the only indoor pool in Ocean City. This large suite (715 sq. ft.) includes an outside balcony. It is located on the 3rd floor and is complete with a living room with a queen sofa bed, full kitchen, dining area seating six, large bath and a separate bedroom with a queen bed. Many upgrades over the past three years include a new air conditioner, new sleeper sofa, two recliner chairs, dishwasher, two TV's and wall mural. Just steps from the beach and boardwalk, the front desk rents your suite on a nightly basis and offers daily housekeeping to your guests. Don't miss this one make arrangements to see it now. Condo fees include cable TV, WiFi, basic phone service, water, sewer, flood insurance, hazard insurance & common area maintenance. Watson's boasts one of the island's best rental addresses, too...if high investment income is what you are after, look no farther. 2024 and YTD 2025 income/expense reports in Associated Docs. 2024 gross income was over 21K (would have been higher had owner not blocked out two prime weeks for personal usage). Enjoy private covered parking. All owners must participate in the onsite Watson's Regency rental program (no outside rentals permitted). Owner usage is limited to 30 nights per seasonal quarter. See breakdown below of seasonal quarters: Summer – June 21st to September 20th, Fall – September 21st – December 20th, Winter – December 21st – March 20th, Spring – March 21st - June 20th. Please see Agent Remarks. Onsite Rental Management fee is 22% of the gross rental income plus \$27.00 per occupied day for the maid service. Seller Property Disclosure in Associated Docs.

## PROPERTY DETAILS

|           |                                |              |            |
|-----------|--------------------------------|--------------|------------|
| Parking   | Garage                         | Other Rooms  | Heating    |
| No        | As for Margarita               | Other Rooms  | Electric   |
|           | Berger Realty Inc              | Other Rooms  | Forced Air |
|           | 3160 Asbury Avenue, Ocean City |              |            |
| Hot Water | Call: 609-399-0076             | Water        |            |
| Electric  | Email to: mak@bergerrealty.com | Public Water |            |

