

# Berger Realty

Since 1928



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



812 Ocean  
Ocean City, NJ 08226

Asking \$339,900.00



## COMMENTS

Full 1BR suite, w/ separate bedroom w/ a king bed, living room w/ a queen sofa-bed and renovated kitchenette including full size refrigerator and extended granite countertop, private outside balcony with peaks of the ocean and centrally located in the heart of the beach and boardwalk area. Additional recent upgrades include a water heater, sofa bed and ceiling fan. Very desirable front facing unit with ocean views directly down Moorlyn Terrace. 2024 gross income over 30K! Onsite rental program offers nightly rentals with daily housekeeping service, linen service, parking and onsite laundry. Biscayne Suites boasts a rooftop heated pool and a third floor garden deck and a great rental stream for the astute investor. Being offered fully furnished, with parking. Condo fees include wireless internet, expanded cable TV and basic phone service, water, sewer, flood insurance, fire insurance and common area maintenance. 2024 Income/Expense Report and Seller Property Disclosure in Associated Docs. Owners are required to participate in the onsite rental program. No outside rentals permitted. Biscayne Suites adheres to the City ordinance limiting owner usage to 30 nights per seasonal quarter. See seasonal quarters breakdown below: 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.

## PROPERTY DETAILS

|          |               |                |                        |
|----------|---------------|----------------|------------------------|
| Exterior | ParkingGarage | OtherRooms     | Heating                |
| Vinyl    | None          | Breakfast Nook | Electric<br>Forced Air |



Ask for Tanya Pinkerton  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tp@bergerrealty.com

