

# Berger Realty

Since 1928



Berger Realty, Inc.  
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820 Ocean Ave. #115  
Ocean City, NJ 08226

Asking \$899,900.00



## COMMENTS

Averaging over \$72,000 annually in gross income, the "Presidential Suite" at Biscayne Suites is the crown jewel of this 64-unit condo/hotel complex. It's the ONLY 2-bedroom, 2-bathroom unit, and is the most sought after and advanced-reserved unit in the building (over 50% booked already for 2026), capable of accommodating up to 8 guests with 2 roll-away beds (the 1BR units sleep 4 to 5 people). It is by far the top rental performer in the building - every other unit averages @\$28,000+/- annually. The fully remodeled interior boasts a full kitchen with full-sized appliances, as well as being the ONLY unit with its own washer and dryer (others use coin-operated facilities). Features include extensive woodworking, recessed lighting with crown moldings, textured acrylic walls, ceiling fans, and a padded dining booth. Offered fully furnished. It's outfitted with 3 TVs, a stereo/DVD player, an electric fireplace, a king bed, a queen bed, and a queen sleeper sofa. Biscayne Suites offers Ocean City's only rooftop pool with a stunning sun deck and breathtaking ocean and bay views. The on-site front desk and year-round staff and housekeeping ensure seamless operations, making this one of Ocean City's premier condo/hotels. Loyal guests return year after year. This unique property is ideal for investor-owners looking to benefit from high demand and desirability. The required front desk's summer rental program provides consistent, hassle-free income, yet allows generous personal owner use in-season, and unrestricted personal use off-season. The Condominium Association is stable, well-managed, well-funded, and financially secure—details are available from the listing agent.

## PROPERTY DETAILS



Public Sewer

|                            |            |                  |
|----------------------------|------------|------------------|
| ParkingGarage              | OtherRooms | InteriorFeatures |
| No                         | None       | Master Bath      |
| Ask for David P. Hauke,    |            |                  |
| Berger Realty Inc          |            |                  |
| 109 E 55th St., Ocean City |            |                  |
| Call: 609-399-4211         |            |                  |
| Cooling                    | Hot Water  |                  |
| Central                    | Electric   |                  |
| Electric                   |            |                  |

