

Berger Realty

Since 1928



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840 Ocean
Ocean City, NJ 08226

Asking \$169,900.00



COMMENTS

#24 Sifting Sands is 1st floor unit, in excellent condition, sleeping 4 people. In 2025 it grossed \$15,173 in summer rentals add another \$4,550 for the winter rental totaling \$19,723.00. This unit has several upgrades that are reflected in the pictures. Sifting Sands has been one of Ocean City's last-operating "Iconic" Center-City Motels, in operation every summer since 1964. SIFTING SANDS IS NOW A PET-FRIENDLY ESTABLISHMENT! The complex was remodeled & converted to condo/motel ownership in 2004. Spectacular location on the corner of 9th & Ocean Ave. On-site required rental program (April 15 -Oct) guarantees "hands off & hassle free" income. Building open year 'round. Block off some personal usage between rentals in the summer (21 days max) and off season (Nov 1 - April 15) there are no usage restrictions - available for your use or rent by owner at your pleasure off-season. Well run, stable, well funded professionally managed building. Coin-Op Laundry Room. Condo fee includes water/sewer, hot water, TV cable, Wi-Fi, use of heated pool, parking for one car, bldg. insurance (fire & flood), exterior maintenance. Owner pays own electric bill (\$100/mo+/-), property taxes & interior contents/liability insurance (@\$500/yr +/-). VERY FEW PROPERTIES IN OCEAN CITY CAN COMPETE WITH THIS. Take a real good look.....where else in OC can you get an apartment that sleeps 4 with a pool this close to the ocean and boardwalk at this price? Call Listing Agent for details & questions regarding personal usage & the Rental Program. The Motel is in full operation, so all showings have to be in-between Guests. Note: as of 5/25 no financing is available on this property. It is below the current lending sq.ft . minimum size requirement of 300



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Water
Public Water

Sewer
Public Sewer

Heating

