

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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900 Wesley  
Ocean City, NJ 08226

Asking \$249,900.00



#### COMMENTS

Enjoy the best of downtown Ocean City at the Sun Beach Condominiums! This charming efficiency unit is just two blocks from the beach and boardwalk, offering the perfect blend of location, comfort, and flexibility. The building features off-street parking, a refreshing pool, and is within easy walking distance to shops, restaurants, and the heart of town along Asbury Avenue. Owners are not required to rent, but if you choose to, you'll appreciate the freedom to manage it yourself or use a third-party option such as a local real estate office, Airbnb, or VRBO. Whether you're looking for a personal shore retreat, an investment property, or both—this is a fantastic opportunity to own your piece of Ocean City!

#### PROPERTY DETAILS

Exterior Masonry/Block	ParkingGarage None	Heating Electric	Cooling Wall Units
HotWater Electric	Water Public Water	Sewer Public Sewer	



Ask for Kevin Laskowski  
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