

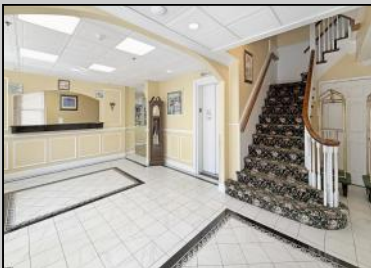
# Berger Realty

Since 1920



Ocean 17  
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807 8th  
Ocean City, NJ 08226

Asking \$185,000.00



## COMMENTS

Don't miss this fully furnished studio in the Hanscom, just steps from the beach! Rented year-round, it generated nearly \$36,000 in gross income in 2024 and over \$25,000 in 2025, making it one of the building's most profitable rentals. The studio is a well-known rental in the building, with a dedicated website that drives strong traffic and generates consistent inquiries and bookings - a benefit a new owner could immediately take advantage of. Inside, it features original flooring, a new AC, full bathroom, kitchenette, dining area, and storage closet, creating a low-maintenance beachside retreat. The building offers a lobby, sitting area, elevator access, on-site laundry, and private storage for each unit. A low HOA fee covers utilities, building amenities and maintenance, insurance, and WiFi, with electric as the only separate expense. This is a cash-only purchase, as financing is not available. Conveniently located within walking distance of Sundae's Ice Cream Shop, bike rentals, the OC Waterpark, shops, dining, and the boardwalk, this studio is ready to provide dependable rental income or serve as your own vacation getaway.

## PROPERTY DETAILS

|               |             |           |                |
|---------------|-------------|-----------|----------------|
| ParkingGarage | OtherRooms  | Heating   | Cooling        |
| None          | Dining Area | Baseboard | Ceiling Fan(s) |
|               |             | Electric  | Window Units   |

|              |              |
|--------------|--------------|
| Water        | Sewer        |
| Public Water | Public Sewer |



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