

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



118 46th, Sea Isle City, NJ, 08243

Price \$2,300,000.00

## PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  | 14        |
| Bedrooms     | 7         |
| Baths Full   | 4         |
| Baths Half   | 1         |
| Year Built   | 2015      |
| Type         | Townhouse |
| Block Number | 46.03     |
| Listing #    | 250919    |
| Taxes        | 7564.00   |

## COMMENTS

Here is your chance to own an oversized townhome in Sea Isle City! This home has proven to be a rental machine, with \$89,500 rental income for the 2025 summer season and three weeks still available to rent. The rental income for 2024 was \$95,000. With its ideal location and desirable amenities, it attracts high-demand bookings, making it a fantastic investment opportunity...

## PROPERTY FEATURES

|                     |                   |             |                     |
|---------------------|-------------------|-------------|---------------------|
| UnitFeatures        | ParkingGarage     | OtherRooms  | AppliancesIncluded  |
| Fireplace           | Garage            | Living Room | Self-Clean Oven     |
| Hardwood Floors     | Attached          | Kitchen     | Microwave Oven      |
| Wall To Wall Carpet | Concrete Driveway | Dining Area | Refrigerator        |
| Cathedral Ceiling   |                   | Pantry      | Washer              |
| Foyer               |                   |             | Dryer               |
|                     |                   |             | Dishwasher          |
|                     |                   |             | Smoke/Fire Detector |

|              |             |             |          |
|--------------|-------------|-------------|----------|
| AlsoIncluded | Heating     | Cooling     | HotWater |
| Furniture    | Gas Natural | Central Air | Gas      |
|              | Forced Air  | Multi Zoned |          |
|              | Multi-Zoned |             |          |

|       |       |
|-------|-------|
| Water | Sewer |
| City  | City  |

## CONTACT



Ask for Theodore "Keith" Thompson  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: tkt@bergerrealty.com

Scan to see Property page.



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