

840 Ocean, 14, Ocean City, NJ, 08

		🖾 info@bergerrealty.com		
8226		Price \$179,900.00		
		PROPERTY DETAILS		
	Total Room	S	2	
	Bedrooms		1	
	Baths Full		1	
-	Baths Half		0	
	Year Built			
a Bag	Туре		Condo	
	Block Numb	ber	804	

Berger Realty, Inc.

3160 Asbury Avenue Ocean City, NJ 08226

1-877-237-4371 / 609-399-0076

595730 747.00

#### COMMENTS

Listing #

Taxes

RENTAL POWERHOUSE! 2023 Income was \$23,623.81 (\$19,423.81 summer, \$4,200 winter). 2024 Income was \$24,513.17 (\$19,963.17 summer, \$4,550 winter). After all expenses, this unit generates over \$9,000, bringing in a solid 5% return on invested dollars with a cash purchase, before factoring in tax write-offs and increased value due to inflation & market conditions. Unit #14 @ ...

Exterior Concrete Masonry/Block Steel

**PROPERTY FEATURES** ParkingGarage Heating One Car Baseboard Electric

Cooling Electric Wall Units

**HotWater** Gas

Water Public Water

3160 Asbury Avenue, Ocean City

Email to: mhb@bergerrealty.com

http://www.BADERCOLLINS.com

Ask for Matthew Bader

**Berger Realty Inc** 

Call: 609-992-4380

Sewer Public Sewer

## CONTACT

Scan to see Property page.



### Price \$179,900.00

Sift	PROPERTY DETAILS	
artiting Sanda	Total Rooms	2
	Bedrooms	1
	Baths Full	1
	Baths Half	0
	Year Built	
	Туре	Condo
	Block Number	804
	Listing #	595730
	Taxes	747.00

### COMMENTS

RENTAL POWERHOUSE! 2023 Income was \$23,623.81 (\$19,423.81 summer, \$4,200 winter). 2024 Income was \$24,513.17 (\$19,963.17 summer, \$4,550 winter). After all expenses, this unit generates over \$9,000, bringing in a solid 5% return on invested dollars with a cash purchase, before factoring in tax write-offs and increased value due to inflation & market conditions. Unit #14 @ ...

PROPERTY FEATURES								
Exterior Concrete Masonry/Block Steel	ParkingGarage One Car	Heating Baseboard Electric	Cooling Electric Wall Units					
HotWater Gas	Water Public Water	Sewer Public Sewer						

# CONTACT



Ask for Matthew Bader **Berger Realty Inc** 3160 Asbury Avenue, Ocean City Call: 609-992-4380 Email to: mhb@bergerrealty.com http://www.BADERCOLLINS.com

Scan to see Property page.



