

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



840 Ocean, 24, Ocean City, NJ, 08226

Price \$169,900.00

## PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  | 3      |
| Bedrooms     | 1      |
| Baths Full   | 1      |
| Baths Half   | 0      |
| Year Built   |        |
| Type         | Condo  |
| Block Number | 804    |
| Listing #    | 596450 |
| Taxes        | 876.00 |

## COMMENTS

*#24 Sifting Sands is 1st floor unit, in excellent condition, sleeping 4 people. In 2024 it grossed \$14,790 in summer rentals add another \$4,550 for the winter rental totaling \$19,340.00. 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...*

## PROPERTY FEATURES

|               |               |                  |                  |
|---------------|---------------|------------------|------------------|
| Exterior      | ParkingGarage | InteriorFeatures | Heating          |
| Concrete      | None          | Pets Allowed     | Electric         |
| Masonry/Block |               |                  | Space/Wall/Floor |
| Steel         |               |                  |                  |
| Stucco        |               |                  |                  |
| Cooling       | Water         | Sewer            |                  |
| Electric      | Public Water  | Public Sewer     |                  |
| Wall Units    |               |                  |                  |

## CONTACT



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

Scan to see Property page.



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