

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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<br>Concrete<br>Masonry/Block<br>Steel<br>Stucco | ParkingGarage<br>None | InteriorFeatures<br>Pets Allowed | Heating<br>Electric<br>Space/Wall/Floor |
| Cooling<br>Electric<br>Wall Units                        | Water<br>Public Water | Sewer<br>Public Sewer            |   |

## CONTACT



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-7330  
Email to: tph@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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<br>Concrete<br>Masonry/Block<br>Steel<br>Stucco | ParkingGarage<br>None | InteriorFeatures<br>Pets Allowed | Heating<br>Electric<br>Space/Wall/Floor |
| Cooling<br>Electric<br>Wall Units                        | Water<br>Public Water | Sewer<br>Public Sewer            |   |

## CONTACT



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-7330  
Email to: tph@bergerrealty.com

Scan to see Property page.

