

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**561 Corsons Tavern**  
**Ocean View, NJ 08230**

**Asking \$139,900.00**



## COMMENTS

Your seasonal retreat is waiting for you at Down the Shore Campground. This beautifully maintained park model sits on a double wide perimeter lot and is ideally situated off the beaten path. With just over 400 square feet of living space, not including the covered porch, there is still room to expand, and the best part of this property is not what you see! This property has 53 years left on their land lease, which conveys with purchase. While other properties can be upwards of \$7000/year in lot rent, you will only be responsible for a minimal campground maintenance fee and taxes on the property, which were a total of \$1256.10 in 2023/2024. That is a minimum savings of \$370,000 over the life of the lease! All fees and taxes are paid through this season, so come Down the Shore and enjoy your quiet oasis while being just minutes from Sea Isle beaches or the Ocean City boardwalk!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage Gravel Driveway	OtherRooms Living Room Eat-In-Kitchen Florida Room
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InteriorFeatures Wall to Wall Carpet Vinyl Flooring	AppliancesIncluded Oven Microwave Oven Refrigerator	AlsoIncluded Partial Furniture Window Treatments	Basement See Remarks
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Ask for Bob Wilkins  
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