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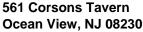














COMMENTS

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 OutsideFeatures ParkingGarage OtherRooms Exterior

Gravel Driveway

Window Treatments

InteriorFeatures Wall to Wall Carpet

Vinyl



AlsoIncluded AppliancesIncluded Oven Partial Furniture

Microwave Oven Refrigerator

Deck

Smask/flow Exectyon "Evie" Schweibinz Storse Programme alty Inc

3160 Asbury Avenue, Ocean City Cooling 609-399-00 Florage Central Air Condition Email to: ems@bergerrealty.com



Living Room

Basement

See Remarks

Eat-In-Kitchen Florida Room

Asking \$139,900.00