



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$139,900.00

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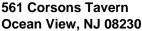
















COMMENTS

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 ıgh om

maintenance fee and taxes on the property, which were a total of \$1256.10 in 2023/2024. That			
a minimum savings of \$370,000 over the life of the lease! All fees and taxes are paid throug			
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	OutsideFeatures	ParkingGarage	OtherRooms
Vinvl	Deck	Gravel Driveway	Livina Room

InteriorFeatures Wall to Wall Carpet



AppliancesIncluded AlsoIncluded **Basement** Oven Partial Furniture See Remarks Microwave Oven Window Treatments

Refrigerator Smask/for Dames Monteleone Storse Programme alty Inc 109 E 55th St., Ocean City Cooling HotWater Central Air Condition Propane

Email to: jfm@bergerrealty.com



Eat-In-Kitchen Florida Room