



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





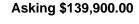














## **COMMENTS**

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!

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Sea Isle beaches of	r the Ocean City boardwa	lk!	
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Gravel Driveway	Living Room
			Eat-In-Kitchen
			Florida Room

InteriorFeatures Wall to Wall Carpet



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

Refrigerator Smale of the Charles Hartzel Store of the Calty Inc

3160 Asbury Avenue, Ocean City Cooling, 609-399-00 76 Central Air Condition Propane Email to:

