

# Berger Realty

Since 1928



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



30 37th  
Sea Isle City, NJ 08243

Asking \$799,900.00



### COMMENTS

Discover coastal living at its finest with this beach block, top-floor corner unit in the sought-after Sands Condominiums, located in the heart of Sea Isle City's downtown. This meticulously cared-for three-bedroom, 1.5-bathroom condo is just a short walk to Excursion Park, where you can enjoy concerts, family-friendly events, seasonal markets, and more. Walk to Fish Alley, popular dining options, shopping venues, and recreational facilities—including Pickleball and basketball courts—this property is perfectly situated for both relaxation and adventure. This move-in-ready condo offers an inviting open-concept living and dining area highlighted by a charming wood-burning fireplace and plantation shutters. The modern kitchen, featuring soft-close cabinets, extended counter space, and a separate beverage fridge has everything you need! Every room boasts ceiling fans, and the unit showcases stunning flooring throughout. This property holds significant appeal for vacation rentals, year-round living, or as a second home. 2024 rentals generated \$30k in gross income with the potential for more. It comes partially furnished and is move-in ready! The building provides convenient access to the Promenade and beach entrance at the end of the street. Enjoy the well-maintained grounds, which include two outdoor showers, bike racks, shared grills, and private storage lockers for each unit. The condo association recently enhanced the property with new decks, railings, and updated lighting and electrical service. New roof was installed in 2021. Amazing opportunity to own your own retreat down the shore!

### PROPERTY DETAILS

Cooling Central Air  
HotWater Electric  
Water Public



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

