

# Berger Realty

Since 1920



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719 11th  
Ocean City, NJ 08226

Asking \$335,000.00



## COMMENTS

Welcome to The Flanders, a historic landmark offering timeless elegance and modern convenience in the heart of Ocean City! This fully furnished 1-bedroom condo is the perfect blend of comfort and investment potential, boasting a strong rental history (~\$30K gross income in 2024), southern exposure with a view of the ocean, and an unbeatable location just steps from the beach and boardwalk. Unlike other units currently for sale, this condo is NOT located next to the roller coaster, ensuring a quieter, more peaceful retreat—a huge advantage for personal enjoyment and rental desirability. Plus, its southern exposure fills the space with warm natural light throughout the day, making it even more inviting, especially during the offseason! Step inside to find a bright and airy living space, complete with a well-appointed kitchen featuring modern appliances—ideal for preparing meals after a sun-soaked day at the beach and all that "America's Greatest Family Resort" has to offer. You'll enjoy top-tier amenities, including an outdoor pool, on-site spa, full-service restaurant, and banquet facilities. Plus, with shopping, dining, and entertainment just outside your door, you'll experience the best of beachside living with ultimate convenience.

## PROPERTY DETAILS

| UnitFeatures                      | OtherRooms             | AppliancesIncluded                        | AlsoIncluded        |
|-----------------------------------|------------------------|-------------------------------------------|---------------------|
| Wall To Wall Carpet               | Dining Area            | Microwave Oven<br>Refrigerator<br>Cooktop | Blinds<br>Furniture |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central Air | HotWater<br>Electric                      | Water<br>Public     |
| Sewer<br>Public                   |                        |                                           |                     |

