

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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118 46th  
Sea Isle City, NJ 08243

Asking \$2,400,000.00



## COMMENTS

Here is your chance to own an oversized townhome in Sea Isle City! This home has proven to be a rental machine, with \$89,500 rental income for the 2025 summer season and three weeks still available to rent. The rental income for 2024 was \$95,000. With its ideal location and desirable amenities, it attracts high-demand bookings, making it a fantastic investment opportunity. The 7 spacious bedrooms (one being used as a bonus room) provide plenty of room for guests, and the 4.5 bathrooms ensure convenience and privacy for all. Owner's closets, including a large owners storage room in the garage, offers plenty of space to keep owners items separate from renters areas. First floor consists of a large foyer, full bath, bonus room and bedroom. Second floor offers a primary bedroom with its own deck, three additional bedrooms and a full bathroom. Top floor opens to the kitchen, dining area, living room with additional mini-fridge, large deck with ocean views, powder room and another primary bedroom. This home comes fully furnished and turnkey, ready for you or your renters to move right in. The stylish décor and comfortable furnishings create a welcoming, coastal atmosphere that your guests will love. Seller disclosure and rental information in Associated Docs.

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
	Fireplace		Garage	Living Room	Self-Clean Oven
	Hardwood Floors		Attached	Kitchen	Microwave Oven
	Wall To Wall Carpet		Concrete Driveway	Dining Area	Refrigerator
				Pantry	Washer
					Dryer
					Dishwasher
					Stainless Steel Appliances
					Central Air Conditioning
					Multi Zoned



City

Ask for Colin Halliday  
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Heating: Gas  
Cooling: Multi Zoned  
Sewer: City

