

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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



Ask for Patricia (Trish) Spengler  
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Heating: Gas  
Cooling: Multi Zoned  
Email: pjs@bergerrealty.com



Sewer  
City