

# Berger Realty

Since 1928



Berger Realty, Inc.  
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713 8th St, Unit B  
Ocean City, NJ 08226

Asking \$579,000.00

713 E 8th Street  
Ocean City NJ  
BLOCK to BEACH &  
BOARDWALK

UNIT B



## COMMENTS

This SIZZLING HOT BEACH CONDO is all about the most ideal BEST LOCATION for a family beach escape, plus it offers one of the top CASH COW RENTAL INCOME POTENTIALS on the island. An incredible RARE FIND, this brand newly renovated 2-Bed/2-Bath condo includes a private porch, assigned parking space, swimming pool access, boasts ZERO HOA monthly fees (other than the normal annual Master policy, just like a duplex) & is MOVE-IN READY! Located within a block from BEACH & BOARDWALK & short walk to the downtown shopping district with restaurants, this location can't be beat – you just park your car & simply walk or bike ride to everything an Ocean City dream vacation has to offer. When you enter your newly renovated clean beach home, you are greeted with high ceilings, brand new flooring, crisp white cabinetry with stainless steel appliances, & a cozy living room. Two bedrooms come furnished, and the two beautifully tiled modern bathrooms are stunning! Condo also includes a washer/dryer, and a large private rear covered porch, perfect for morning coffee, an afternoon cocktail and convenient place to store beach gear. Unlike other standard condo units, ownership comes with a 4 swimming pool w/kiddie pool passes providing you, your family or tenants use access to the Forum hotel swimming pool across the street. Property is located in the heart of the hospitality zone which is one of the "top of the pyramid" locations for short-term rental income potential available on the island, plus winter rental income potential as an additional upside. Seller's contractors will frame out bedroom closets in buyer's desired location(s) prior to closing. Unit B is on the 2nd floor, on the west side of the building. Don't let another summer go by without a getaway in Ocean City, NJ! This listing is probably the BEST VALUE on the island. Call or Buy available on the market – so HURRY and some see this day, before someone else beats you to it!



Ask for David P. Hauke,  
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Cooling  
Central

Water  
Public Water

