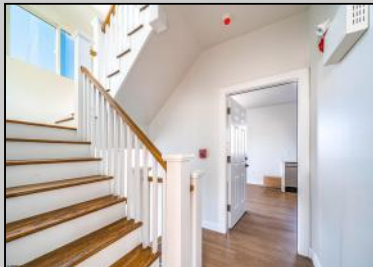


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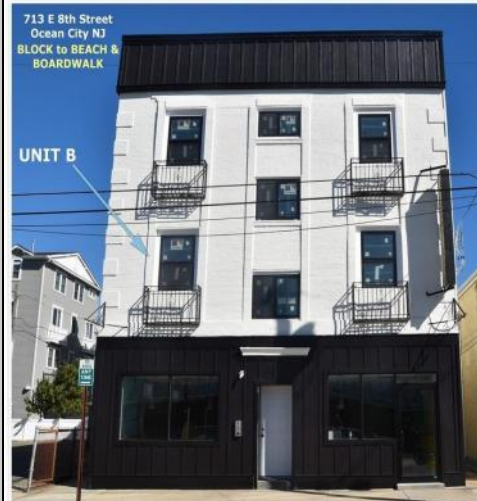


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



713 8th St, Unit B
Ocean City, NJ 08226

Asking \$579,000.00



COMMENTS

HURRY...3 units JUST SOLD ...and ONLY ONE LEFT! This SIZZLING HOT BEACH CONDO is all about the most ideal & BEST LOCATION for a family beach escape or vacation rental property because it offers one of the TOP CASH COW rental income potentials on the island! 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. Property is situated 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 is an additional upside. An incredible RARE FIND, this brand newly renovated 2-Bed/2-Bath condo boasts a ZERO HOA monthly fee (other than the normal annual Master policy, just like a duplex) & it is MOVE-IN READY! When you enter your newly renovated clean beach home, you are greeted with high ceilings, cozy living room, brand new flooring, crisp white cabinetry with stainless steel appliances, and a washer/dryer. Two (2) bedrooms come furnished, and the two (2) beautifully tiled modern bathrooms are simply stunning! Condo also features a large private rear covered porch, perfect for morning coffee or an afternoon cocktail, and convenient place to store beach gear, and an assigned parking space agreement. Unlike other standard condo units, there is also access available to a swimming pool! As a bonus to the sale of residential units, seller will offer buyer an annual contract to secure 4-swimming pool w/kiddie pool passes providing you, your family or tenants use access to the Forum hotel swimming pool across the street. Plus,



frame out bedroom closets in buyer's desired location(s) prior to closing our own bedroom layout. Don't let another summer go by without having a great getaway in Ocean City, NJ! This condo listing is for Unit #B, and it is BEST VALUE/ BEST BUY currently available on the market. HURRY now, it's a SELLER'S MARKET and ONLY ONE LEFT so call today before you're out! Call: 609-399-0076

Ask for J.K. McPherson
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Email to: jkmc@bergerrealty.com



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