



719 11th  
Ocean City, NJ 08226

Asking \$649,900.00



### COMMENTS

The FLANDERS Condominium Hotel is perhaps the best known, best run "condotel" in all of Ocean City. This beautiful boardwalk fronted building is steeped in tradition. It has been a part of the Ocean City skyline for 100 years. She offers all the conveniences of Hotel Living daily check-ins via the front desk, daily maid & linen service, concierge service, heated pool, fitness Room, onsite restaurant, banquet center, spa and gift shop. This rare 2BR unit has views of the ocean and incredible rental history. 2023 gross rental income was \$57,975.00. Completely renovated including renovated kitchen, with updated cabinets, granite counter, tiled back-splash and stainless-steel appliances. Updated bath as well including granite vanity top. Other features include crown molding, wainscoting and LVP flooring throughout. Fully furnished and equipped. Condo fees include water, sewer, flood & building insurances, cable TV, phone, Wi-Fi, trash service and common area maintenance. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year. Please see Agent remarks.

### PROPERTY DETAILS

Exterior Brick Face	ParkingGarage None	OtherRooms Dining Area	Heating Electric Forced Air
------------------------	-----------------------	---------------------------	-----------------------------------



Ask for Carole Lelli  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cll@bergerrealty.com

