

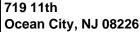


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300

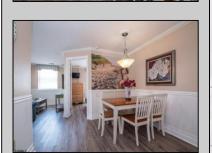


info@bergerrealty.com





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 checkins 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 OtherRooms None Dining Area

Ask for Thomas Horan

Hoberger Realty Inc Water

Electric Bay Avenue, Ocean City

Call: 609-391-1330

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Heating Electric Forced Air

Sewer

