

# Berger Realty

Since 1920



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



719 11th  
Ocean City, NJ 08226

Asking \$849,900.00



SJSRMLS

## COMMENTS

The Promenade Suites are elegantly designed luxury suites located on the 3rd floor boardwalk front wing of the Flanders hotel. This 2BR/2BA suite includes Brazilian cherry hardwood floors, gas fireplace, Jacuzzi whirlpool tub, cherry cabinets, stainless steel state of the art appliances, granite countertops, marble bathroom floors, coffered ceilings and in unit washer & dryer. Includes exclusive use of a private cabana overlooking the pool and ocean from the sundeck. Complete with one dedicated parking space. Fantastic rental machine, 2023 gross rental income was 66,900K! See Agent Remarks.

## PROPERTY DETAILS

|            |               |                      |                  |
|------------|---------------|----------------------|------------------|
| Exterior   | ParkingGarage | OtherRooms           | InteriorFeatures |
| Brick      | None          | Dining Area          | Fireplace(s)     |
| Stucco     |               | Laundry/Utility Room | Foyer            |
|            |               |                      | Hardwood Floors  |
|            |               |                      | Master Bath      |
| Heating    | Cooling       | HotWater             | Water            |
| Electric   | Central       | Electric             | Well             |
| Forced Air |               |                      |                  |



Ask for Michael Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mvm@bergerrealty.com

