



840 Ocean  
 Ocean City, NJ 08226

Asking \$154,900.00



### COMMENTS

Unit #9 at the iconic "Sifting Sands" Condo/Motel! This first-floor unit comfortably sleeps six and is part of a well-managed, pet-friendly complex that has been a staple in Ocean City since 1964. Located at the prime corner of 9th & Ocean Ave, you'll be just one block away from the beach and boardwalk. One of the standout features of Sifting Sands is the mandatory on-site rental program, which runs from April 15 to October. you can block off up to 14 days for personal use during the summer and enjoy unrestricted access during the off-season (Nov 1 - April 15). The condo fee covers water/sewer, hot water, TV cable, Wi-Fi, use of the heated pool, parking, and building insurance. Owners are responsible for their own electric property taxes. With its unbeatable location, amenities, and income potential, Unit #9 at Sifting Sands is a rare find in Ocean City. Don't miss out on this opportunity!

### PROPERTY DETAILS

Exterior Masonry/Block	ParkingGarage None	Heating Electric	Cooling Wall Units
Water Public Water	Sewer Public Sewer		



Ask for John Greiner  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jag@bergerrealty.com

