



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



Asking \$154,900.00

info@bergerrealty.com

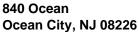














## **COMMENTS**

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\"II 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 ParkingGarage Heating Cooling Masonry/Block None Electric Wall Units

Water Sewer
Public Water Public Sewer



Ask for Sheilah Baran Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: sdb@bergerrealty.com

