

# Berger Realty

Since 1928



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



900 Wesley  
 Ocean City, NJ 08226

Asking \$289,000.00



SJSRMLS

### COMMENTS

Hello downtown Ocean City! Just 2 blocks from the Beach and Boardwalk this turn key condo brings ever lasting vacation memories and generates revenue all year long. This conveniently located studio condo is one of the largest units in the complex. Sun Beach offers a heated pool, assigned parking, onsite coin laundry, storage for your beach gear, a grill, an upper level sundeck, icemaker WiFi and cable. The coastal decor is bright and cheerful. The unit has a kitchenette a full size refrigerator, a dining area, 2 burner electric stove top, & microwave and comes stocked with dishes, glass ware, silverware etc. The bathroom has a granite top high vanity, a tile tub neutral in color. There is a queen size sleeper sofa, a queen bed, and 2 reclining chairs, ceiling fan and electric fireplace. The location of this unit cannot be beat, walking distance to Asbury Ave shopping, banks, churches, Pizza, ice cream, so much more, you never have to move your car. Make as much or as little income as to your lifestyle. The unit rented last winter for \$1,000 per month. Seasonal income check with myself or your Agent.

### PROPERTY DETAILS

Exterior	ParkingGarage	Heating	HotWater
Concrete	None	Electric	Electric
Masonry/Block			
Stucco			

Water

Sewer  
 Public Sewer

**SALE**

**BADER-COLLINS ASSOCIATES**  
 "THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bca@bergerrealty.com  
 http://www.BADERCOLLINS.com

