

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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807 8th St  
Ocean City, NJ 08226

Asking \$189,900.00



### COMMENTS

Your Beach Getaway Awaits—Prime Location & Proven Income! Welcome to 807 E 8th Street #409, your perfect slice of paradise in the heart of Ocean City! This charming, turnkey studio places you steps away from the beautiful sandy beaches and the excitement of Ocean City's iconic boardwalk. Imagine the convenience of walking less than a block to soak up the sun, enjoy refreshing ocean breezes, or explore the vibrant shopping and dining scene along Asbury Avenue. Ideal as your personal seaside retreat or an income-producing investment, this unit generated an impressive gross rental income of over \$18,000 in 2024 alone. Low-maintenance and perfectly situated, this studio ensures maximum enjoyment with minimal upkeep. The unbeatable location provides effortless access to top restaurants, trendy boutiques, and family-friendly attractions—all within minutes of your front door. Don't miss out on owning a property that effortlessly combines leisure, lifestyle, and lucrative income potential. Act now and make your Ocean City dreams a reality—schedule your private showing today!

### PROPERTY DETAILS

Exterior Brick	ParkingGarage None	InteriorFeatures Elevator Foyer Handicap Features	Heating Baseboard Electric
Cooling	HotWater Electric	Water Public Water	Sewer Public Sewer



Ask for James Gray Haenn  
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