



812-20 Ocean Ave.  
 Ocean City, NJ 08226

Asking \$335,000.00



### COMMENTS

BEST BUY in the building with 30k gross rental history!! This very spacious full 1BR 1BA CORNER unit offers a KITCHENETTE, & 50 extra square feet of living space, an additional queen sleeper sofa for extra guests, sleep 4 adults plus children! Additional windows provide abundant natural light—all at a better value than standard units! Just 1.5 blocks from the beach & boardwalk, this fully managed, hands-free investment is perfect for effortless rental income & family vacations. The front desk handles rental calls, leases, payments, cleaning, and maintenance, ensuring seamless income generation. Amenities include a rooftop POOL & sundeck with beach & bay VIEWS, your own private BALCONY, covered PARKING, on-site LAUNDRY, ELEVATOR, vending, and ice machines—all conveniently steps from your unit. Condo fees cover: water, sewer, insurance, cable, WiFi, local phone, and common area maintenance. Owners enjoy the convenience of a completely exclusive on-site rental program for consistency and ease, with 30-day owner-usage allowed per seasonal quarter, and no confusion of outside rentals. All future booked leases & income transfer at closing to new owner! SEE ASSOC DOCS for dates rented.

### PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
See Remarks	Kitchen Center Island	Forced Air	Central
	Master Bath		



Sewer  
 Public Sewer  
 Call for Cynthia Balles  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: cyn@bergerrealty.com

