

Berger Realty

Since 1928



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



812-20 Ocean Ave.
Ocean City, NJ 08226

Asking \$345,000.00



COMMENTS

Room for a small family! This very spacious one bedroom CORNER unit offers 50 extra square feet of living space, a queen sleeper sofa for extra guests, and 3 additional windows for abundant space & natural light—all at the same price as 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!

PROPERTY DETAILS

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

