

# Berger Realty

Since 1926



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



719 11th, Ocean City, NJ, 08226

Price \$335,000.00



## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 3       |
| Bedrooms     | 1       |
| Baths Full   | 1       |
| Baths Half   | 0       |
| Year Built   | 1925    |
| Type         | Condo   |
| Block Number | 1001    |
| Listing #    | 250670  |
| Taxes        | 2156.00 |

## COMMENTS

Welcome to The Flanders, a historic landmark offering timeless elegance and modern convenience in the heart of Ocean City! This fully furnished 1-bedroom condo is the perfect blend of comfort and investment potential, boasting a strong rental history (~\$30K gross income in 2024), southern exposure with a view of the ocean, and an unbeatable location just steps from the beach...

## PROPERTY FEATURES

|                                   |                        |   |                     |
|-----------------------------------|------------------------|---|---------------------|
| UnitFeatures                      | OtherRooms             | AppliancesIncluded                        | AlsoIncluded        |
| Wall To Wall Carpet               | Dining Area            | Microwave Oven<br>Refrigerator<br>Cooktop | Blinds<br>Furniture |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central Air | HotWater<br>Electric                      | Water<br>Public     |
| Sewer<br>Public                   |                        |   |                     |

## CONTACT



Ask for Evelyn "Evie" Schweibinz  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [ems@bergerrealty.com](mailto:ems@bergerrealty.com)

Scan to see Property page.



# Berger Realty

Since 1926



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



719 11th, Ocean City, NJ, 08226

Price \$335,000.00



## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 3       |
| Bedrooms     | 1       |
| Baths Full   | 1       |
| Baths Half   | 0       |
| Year Built   | 1925    |
| Type         | Condo   |
| Block Number | 1001    |
| Listing #    | 250670  |
| Taxes        | 2156.00 |

## COMMENTS

Welcome to The Flanders, a historic landmark offering timeless elegance and modern convenience in the heart of Ocean City! This fully furnished 1-bedroom condo is the perfect blend of comfort and investment potential, boasting a strong rental history (~\$30K gross income in 2024), southern exposure with a view of the ocean, and an unbeatable location just steps from the beach...

## PROPERTY FEATURES

|                                   |                        |   |                     |
|-----------------------------------|------------------------|---|---------------------|
| UnitFeatures                      | OtherRooms             | AppliancesIncluded                        | AlsoIncluded        |
| Wall To Wall Carpet               | Dining Area            | Microwave Oven<br>Refrigerator<br>Cooktop | Blinds<br>Furniture |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central Air | HotWater<br>Electric                      | Water<br>Public     |
| Sewer<br>Public                   |                        |   |                     |

## CONTACT



Ask for Evelyn "Evie" Schweibinz  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [ems@bergerrealty.com](mailto:ems@bergerrealty.com)

Scan to see Property page.

