

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



719 11th, Ocean City, NJ, 08226

Price \$359,900.00

### 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 sea...

### PROPERTY FEATURES

|                                     |                           |                                                                 |                                     |
|-------------------------------------|---------------------------|-----------------------------------------------------------------|-------------------------------------|
| UnitFeatures<br>Wall To Wall Carpet | OtherRooms<br>Dining Area | AppliancesIncluded<br>Microwave Oven<br>Refrigerator<br>Cooktop | AlsoIncluded<br>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 John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-741-7841  
Email to: jtn@bergerrealty.com

Scan to see Property page.



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