

Email to: bmd@bergerrealty.com

## 118 46th, Sea Isle City, NJ, 08243



| @g,                  |           |  |  |
|----------------------|-----------|--|--|
| Price \$2,400,000.00 |           |  |  |
| PROPERTY DETAILS     |           |  |  |
|                      |           |  |  |
| Total Rooms          | 14        |  |  |
| Bedrooms             | 7         |  |  |
| Baths Full           | 4         |  |  |
| Baths Half           | 1         |  |  |
| Year Built           | 2015      |  |  |
| Туре                 | Townhouse |  |  |
| Block Number         | 46.03     |  |  |
| Listing #            | 250919    |  |  |
| Taxes                | 7564.00   |  |  |
|                      |           |  |  |

REALTOR

## COMMENTS

Here is your chance to own an oversized townhome in Sea Isle City! This home has proven to be a rental machine, with \$89,500 rental income for the 2025 summer season and three weeks still available to rent. The rental income for 2024 was \$95,000. With its ideal location and desirable amenities, it attracts high-demand bookings, making it a fantastic investment opportunit...

|   | PROPER  | TY FEATURES   |   |   | PROPER  | TY FEA                              |
|---|---|---|---|---|---|-------------------------------------|
| UnitFeatures<br>Fireplace<br>Hardwood Floors<br>Wall To Wall Carpet<br>Cathedral Ceiling<br>Foyer | ParkingGarage<br>Garage<br>Attached<br>Concrete Driveway                          | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Pantry | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector | UnitFeatures<br>Fireplace<br>Hardwood Floors<br>Wall To Wall Carp<br>Cathedral Ceiling<br>Foyer | ParkingGarage<br>Garage<br>Attached<br>et Concrete Driveway                               | Oth<br>Livin<br>Kitc<br>Dini<br>Pan |
| AlsoIncluded<br>Furniture   | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                               | Cooling<br>Central Air<br>Multi Zoned                         | HotWater<br>Gas   | AlsoIncluded<br>Furniture   | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                       | Coc<br>Cer<br>Mul                   |
| Water<br>City   | Sewer<br>City   |   |   | Water<br>City   | Sewer<br>City   |                                     |
|   | CC  | ONTACT  |   |   | C   | ONTAC                               |
| Bei<br>316  | k for Ben Duncan<br>rger Realty Inc<br>30 Asbury Avenue, Ocea<br>II: 609-600-7531 | an City   | Scan to see Property page.  |   | Ask for Ben Duncan<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocea<br>Call: 609-600-7531 | an City                             |

**Berger Realty** Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com 118 46th, Sea Isle City, NJ, 08243 Price \$2,400,000.00



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