

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



	info@bergerrealty.com
	Price \$2,400,000.00
	PROPERTY DETAILS
Total Rooms	<b>i</b> 14
Bedrooms	7
Baths Full	4
Baths Half	1
Year Built	2015
Туре	Townhouse
Block Numb	er 46.03
Listing #	250919
Taxes	7564.00

## 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 FEATURES	
UnitFeatures Fireplace Hardwood Floors Wall To Wall Carpet Cathedral Ceiling Foyer	ParkingGarage Garage Attached Concrete Driveway	OtherRooms Living Room Kitchen Dining Area Pantry	AppliancesIncluded Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector	Wall To		ParkingGarage Garage Attached Concrete Driveway	OtherRooms Living Room Kitchen Dining Area Pantry	Applia Self-C Microv Refrig Wash Dryer Dishw Smok
AlsoIncluded Furniture	Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Multi Zoned	HotWater Gas	AlsoInc Furnitu		Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Multi Zoned	HotWa Gas
Water City	Sewer City			Water City		Sewer City		
	C	ONTACT				C	ONTACT	
Be 31 Ca	sk for Graham Ginn erger Realty Inc 60 Asbury Avenue, Ocea all: 609-602-4884 nail to: gmg@borgorrool	•	Scan to see Property page.		B 3' C	sk for Graham Ginn Gerger Realty Inc 160 Asbury Avenue, Ocea Call: 609-602-4884	-	Scan to s

REALTOP

**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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		Ask for Graham Ginn					



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