

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



118 46th, Sea Isle City, NJ, 08243

Price \$2,400,000.00

## PROPERTY DETAILS

Total Rooms	14
Bedrooms	7
Baths Full	4
Baths Half	1
Year Built	2015
Type	Townhouse
Block Number	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 opportunity...

## PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Self-Clean Oven
Hardwood Floors	Attached	Kitchen	Microwave Oven
Wall To Wall Carpet	Concrete Driveway	Dining Area	Refrigerator
Cathedral Ceiling		Pantry	Washer
Foyer			Dryer
			Dishwasher
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Gas Natural	Central Air	Gas
	Forced Air	Multi Zoned	
	Multi-Zoned		
Water	Sewer		
City	City		

## CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: jfm@bergerrealty.com

Scan to see Property page.



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