

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

The second s	1 1	part of the second seco

1-877-237-4371 ⊠ info@berg	/609-399-0076 gerrealty.com
	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

REALTOP

## 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	RTY 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	UnitFeatures Fireplace Hardwood Floor Wall To Wall Ca Cathedral Ceilin Foyer	arpet Concrete Driveway	OtherRoom Living Roor Kitchen Dining Area Pantry
AlsoIncluded Furniture	Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Multi Zoned	HotWater Gas	AlsoIncluded Furniture	Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Multi Zoned
Water City	Sewer City			Water City	Sewer City	
	C	ONTACT			C	ONTACT
Be 31	sk for John Sweeney erger Realty Inc 60 Asbury Avenue, Ocea III: 570-620-7677	an City	Scan to see Property page.		Ask for John Sweeney Berger Realty Inc 3160 Asbury Avenue, Oce Call: 570-620-7677	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

REALTO

	PROPERTY DETAILS		
	Total Rooms	14	
	Bedrooms	7	
	Baths Full	4	
	Baths Half	1	
	Year Built	2015	
	Туре	Townhouse	
	Block Number	46.03	
Lawrence and the second	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...

0pp01tu111t			
	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
AlsoIncluded Furniture	Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Multi Zoned	HotWater Gas
Water	Sewer		
City	City		
	Co	ONTACT	
	. (		Scan to see Property page
	k for John Sweeney		



Email to: jjs@bergerrealty.com



Email to: jjs@bergerrealty.com