

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

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info@	bergerrealty.com
	Price \$2,400,000.00
PROPE	RTY 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	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 Floors Wall To Wall Carp Cathedral Ceiling Foyer	ParkingGarage Garage Attached et Concrete Driveway	OtherRooms Living Room 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 310 Ca	k for J.K. Hepner, III rger Realty Inc 60 Asbury Avenue, Ocea II: 609-457-9457 Jail to: ikh@hergerrealty	-	Scan to see Property page.		Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocea Call: 609-457-9457 Email to: ikb@bargerrealt	•	S

Berger Realty, Inc. Berger Realty 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 **PROPERTY DETAILS** 

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	Water City	Sewer City					
		CC	ONTACT				
<sup>,</sup> page.	Be 31	Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-457-9457		Scan to see Property page.			



Email to: jkh@bergerrealty.com

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