



Berger Realty, Inc. 3160 Ashury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

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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      |
| Туре             | 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 opportunit...

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

## CONTACT

Scan to see Property page.

Berger Realty Inc 3160 Asbury Ave. Ocean City, NJ 08226 Call: (609) 399-0076

Email to: info@bergerrealty.com Web: www.bergerrealty.com







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PROPERTY DETAILS



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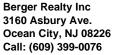
Forced Air Multi Zoned

Multi-Zoned

Water Sewer City City

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