

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



840 Ocean, 47, Ocean City, NJ, 08226

Price \$199,900.00

### PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  | 3      |
| Bedrooms     | 1      |
| Baths Full   | 1      |
| Baths Half   | 0      |
| Year Built   |        |
| Type         | Condo  |
| Block Number | 804    |
| Listing #    | 585328 |
| Taxes        | 901.00 |

### COMMENTS

**Unit #47 @ The "Sifting Sands" Condo/Motel. This is a 2nd floor corner unit, it sleeps 6 people, and is one of the largest and highest grossing floorplans in the building. (2023 = \$23,285.64). Sifting Sands has been one of Ocean City's last-operating "Iconic" Center-City Motels, in operation every summer since 1964. SIFTING SANDS IS NOW A PET-FRIENDLY ESTABLISHMENT! T...**

### PROPERTY FEATURES

|               |               |              |            |
|---------------|---------------|--------------|------------|
| Exterior      | ParkingGarage | Heating      | Cooling    |
| Concrete      | One Car       | Baseboard    | Electric   |
| Masonry/Block |               | Electric     | Wall Units |
| Steel         |               |              |            |
| HotWater      | Water         | Sewer        |            |
| Gas           | Public Water  | Public Sewer |            |

### CONTACT

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call:  
Email to: [jjm@bergerrealty.com](mailto:jjm@bergerrealty.com)

Scan to see Property page.



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