

# Berger Realty

Since 1926



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



840 Ocean, 45, Ocean City, NJ, 08226

Price \$149,900.00

### PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  | 2      |
| Bedrooms     | 1      |
| Baths Full   | 1      |
| Baths Half   | 0      |
| Year Built   |        |
| Type         | Condo  |
| Block Number | 804    |
| Listing #    | 586881 |
| Taxes        | 899.00 |

### COMMENTS

Unit #45 @ The "Sifting Sands" Condo/Motel. A Center-City Landmark - Superb 60 year rental history. This unit has a newly remodeled interior. Has whirlpool tub in bath (rare). Sale inc. all furniture, pots, pans, kitchen supplies, electronics....complete. Tiled thruout for maintenance-free ownership. Sifting Sands has been one of Ocean City's last-operating "Iconic" ...

### 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 Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-705-7342  
Email to: luc@bergerrealty.com

Scan to see Property page.



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