



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



719 11th, 404, Ocean City, NJ, 08226

Price \$335,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 3       |
| Bedrooms     | 1       |
| Baths Full   | 1       |
| Baths Half   | 0       |
| Year Built   | 1925    |
| Type         | Condo   |
| Block Number | 1001    |
| Listing #    | 593937  |
| Taxes        | 2156.00 |

#### COMMENTS

Welcome to The Flanders, a historic landmark offering timeless elegance and modern convenience in the heart of Ocean City! This fully furnished 1-bedroom condo is the perfect blend of comfort and investment potential, boasting a strong rental history (~\$30K gross income in 2024), southern exposure with a view of the ocean, and an unbeatable location just steps from the beach...

#### PROPERTY FEATURES

|          |               |             |                     |
|----------|---------------|-------------|---------------------|
| Exterior | ParkingGarage | OtherRooms  | InteriorFeatures    |
| Brick    | None          | Dining Area | Wall to Wall Carpet |
| Stucco   |               |             |                     |

|            |         |          |              |
|------------|---------|----------|--------------|
| Heating    | Cooling | HotWater | Water        |
| Electric   | Central | Electric | Public Water |
| Forced Air |         |          |              |

Sewer  
Public Sewer

#### CONTACT



Ask for Steven Orner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: slo@bergerrealty.com

Scan to see Property page.

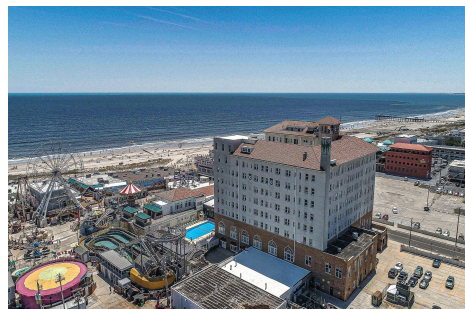


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