

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



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

Price \$2,300,000.00

### PROPERTY DETAILS

Total Rooms	14
Bedrooms	7
Baths Full	4
Baths Half	1
Year Built	
Type	Condo
Block Number	46.03
Listing #	594680
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 opportunity...

### PROPERTY FEATURES

ParkingGarage Two Car	OtherRooms Dining Area Eat In Kitchen Pantry	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Foyer Hardwood Floors Master Bath Wall to Wall Carpet	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Central Multi-Zoned	HotWater Gas	Water Public Water	Sewer Public Sewer

### CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



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

Price \$2,300,000.00

### PROPERTY DETAILS

Total Rooms	14
Bedrooms	7
Baths Full	4
Baths Half	1
Year Built	
Type	Condo
Block Number	46.03
Listing #	594680
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 opportunity...

### PROPERTY FEATURES

ParkingGarage Two Car	OtherRooms Dining Area Eat In Kitchen Pantry	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Foyer Hardwood Floors Master Bath Wall to Wall Carpet	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Central Multi-Zoned	HotWater Gas	Water Public Water	Sewer Public Sewer

### CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

Scan to see Property page.

