

Condo - Ocean City, NJ



\$ 129,900



840 Ocean Ave #22, Ocean City, NJ 08226

- » Baths: 1 Full
- » MLS #: 564510
- » Condominium
- » More Info: 8400ceanAve22.IsForSale.com



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Sifting Sands condos, conveniently located on the corner of 9th Street and Ocean Avenue just one short block to the famous Ocean City boardwalk. This large condo sleeps six and comes complete with a galley kitchen, fully furnished and deeded parking. This unit is located on the Ocean Avenue side of the building completely private from all other units. Condo fees include water, sewer, flood insurance, hazard insurance, hot water, cable TV, Wi-Fi, trash service and common area maintenance. Sifting Sands offers an onsite rental program with daily maid service and heated pool. Fantastic rental history 2021 gross income \$19,304.00! All owners must participate in the onsite Sifting Sands rental program (no outside rentals permitted). Owner usage is limited to 30 nights per seasonal quarter. See breakdown below of seasonal quarters: Summer - June 21st to September 20th Fall - September 21st - December 20th Winter - December 21st - March 20th Spring - March 21st - June 20th. This building requires a cash purchase.

