

## Condo - Ocean City, NJ



840 Ocean Ave #16, Ocean City, NJ 08226

- » Baths: 1 Full
- » MLS #: 564164
- » Condominium
- » Fantastic Rental Income!
- » Heated Pool!
- » More Info: [8400ceanAve16.IsForSale.com](http://8400ceanAve16.IsForSale.com)



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\$ 114,900



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 efficiency condo is complete with a galley kitchen, beautiful renovated bath with tiled shower and upgraded vanity and is sold fully furnished. 2021 gross income exceeded 16K! 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. 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.

