



840 Ocean Ave Unit 40, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 572661
- » Condominium | 339 ft<sup>2</sup>
- » Top Floor!
- » Fantastic Rental History!
- » More Info: [840OceanAveUnit40.IsForSale.com](http://840OceanAveUnit40.IsForSale.com)



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\$ 189,900



This 2nd floor corner unit is one of the largest in the building. True private bedroom separate from living area. 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 1BR/1BA condo is complete with a galley kitchen. Sold fully furnished. 2022 gross income \$20,939.00. 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 during the rental season of approximately mid-April through mid-October is limited to 14 nights. Please see Agent remarks.

