



\$ 339,900



812 Ocean Ave Unit 314, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 591920
- » Condominium | 523 ft<sup>2</sup>
- » Roof-Top Pool!
- » Incredible Rental History!
- » More Info: [812OceanAveUnit314.IsForSale.com](http://812OceanAveUnit314.IsForSale.com)



**Bob Gullo**  
 Broker/Manager  
 (856) 305-2091 (Cell)  
 (866) 736-3469 (efax)  
 Bob@BobGullo.com  
<http://www.BobGullo.com>



Fox Real Estate  
 900 Ocean Avenue  
 Ocean City, NJ 08226  
 (609) 399-5377

Desirable end unit. Full 1BR suite, w/ separate bedroom w/ a king bed, living room w/ a queen sofa-bed and kitchenette, private outside balcony and centrally located in the heart of the beach and boardwalk area. Very desirable front facing unit. 2024 gross income over 31K! Onsite rental program offers nightly rentals with daily housekeeping and linen service. Biscayne Suites boasts a roof top pool and a third floor garden deck and a great rental stream for the astute investor. Being offered fully furnished, with parking. Condo fees include wireless internet, expanded cable TV and basic phone service, water, sewer, flood insurance & fire insurance and common area maintenance. Owners are required to participate in the onsite rental program. No outside rentals permitted. Biscayne Suites adheres to the City ordinance limiting owner usage to 30 nights per seasonal quarter. See seasonal quarters breakdown below: Summer June 21st to September 20th, Fall September 21st December 20th, Winter December 21st March 20th, Spring March 21st - June 20th. Please see Agent Remarks.

