



840 Ocean Avenue

PROPERTY FOR SALE



Priced at

\$179,900

About the Property

RENTAL POWERHOUSE! 2023 Income was \$23,623.81, 2024 Income was \$24,513.17, 2025 Income was \$25,746. After all expenses, this unit generated \$9,468.99 in 2025 net profits, generating a 5.25% return on invested dollars with a cash purchase, before factoring in tax write-offs and increased value due to inflation & market conditions. Unit #14 @ The "Sifting Sands" Condo/Motel. 100% gutted, remodeled, improved & refurnished 2023, all new interior.. New "All-in-One" Kitchen, micro, frig/freezer, paint, window blinds, 40" wall-mounted swivel TV, AC unit, New Kitchen & bath cabs. New Toilet. Sale inc. all-new pots, pans, kitchen supplies. Tiled throughout for maintenance-free ownership. Sifting Sands has been one of Ocean City's last-operating "Iconic" Center-City Motels, in operation every summ ...

Features

- 1 Bathroom
- Electric Stove
- Refrigerator
- Heat Fuel:Electric
- Electric
- Public Sewer
- 1 Bedroom
- Microwave
- Heat Fuel:Baseboard
- Water Heater:Gas
- Wall Units

Give me a call!

www.monihan.com