



\$ 339,900



901 Ocean Ave Unit 405, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 604363
- » Condominium
- » Resort Style Indoor Pool!
- » Fantastic Rental History!
- » More Info: [901OceanAveUnit405.lsForSale.com](http://901OceanAveUnit405.lsForSale.com)



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Prime Ocean City location just steps to the boardwalk and beach! This condo offers excellent rental history with strong demand due to its walkable access to attractions, dining, and shopping. A rare opportunity to own in one of Ocean City's most desirable locations. Watson's Regency boasts the only indoor pool in Ocean City. This 4th floor condo is complete with an outside balcony, living room with a queen sofa bed, full kitchen, dining area seating six, large bath and a separate bedroom with a queen bed. Just steps from the beach and boardwalk. The front desk rents your suite on a nightly basis and offers daily housekeeping to your guests. Don't miss this one, make arrangements to see it now. Condo fees include cable TV, WiFi, basic phone service, water, sewer, flood insurance, hazard insurance & common area maintenance. Watson's boasts one of the island's best rental addresses, too...if high investment income is what you are after, look no farther. 2025 gross rental income exceeded 26K! Enjoy private covered parking. All owners must participate in the onsite Watson's Regency 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. Onsite Rental Management fee is 27% of the gross rental income plus

