



**7614 Atlantic**  
**Wildwood Crest, NJ 08260**

**Asking \$1,500,000.00**



### COMMENTS

If location to the beach is important to you along with an excellent rental history this duplex is the place for you. Each unit has been updated and consists of two bedrooms, living room, kitchen and bath. Each unit has central AC and washer and dryer. Off street parking for 3 cars. Exterior shed for storage. Private porch areas for each unit. By adding a 2nd floor, you could increase the size of each unit and have two townhouses. Buyer to check with borough as to permitted size to be constructed. Property lends itself easily to be converted to a 4 bedroom/2 bath rancher. Approvals could be needed.

### PROPERTY DETAILS

|                  |                   |                |               |
|------------------|-------------------|----------------|---------------|
| Outside Features | Parking Garage    | Other Rooms    | Also Included |
| Porch            | Parking Pad       | Living Room    | Curtains      |
| Grill            | 3 Car             | Eat In Kitchen | Blinds        |
| Storage Building | Concrete Driveway | Other          | Furniture     |
| Cable TV         |                   |                |               |
| Sidewalks        |                   |                |               |
| Outside Shower   |                   |                |               |

|             |            |             |           |
|-------------|------------|-------------|-----------|
| Basement    | Heating    | Cooling     | Hot Water |
| Crawl Space | Electric   | Central Air | Electric  |
|             | Forced Air |             |           |



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