



**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**

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
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	HotWater
Crawl Space	Electric	Central Air	Electric
	Forced Air		



Ask for Chris Warren  
 Senior  
 City  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: caw@bergerrealty.com

