

# Berger Realty

Since 1928



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301-309 Ocean  
North Wildwood, NJ 08260

Asking \$299,900.00



## COMMENTS

**CALLING ALL INVESTORS!!!** Harbor Light Condominiums in North Wildwood. Unit 102 is a 1 bedroom newly renovated condotel unit. This condo sleeps 6, has a pool view, granite countertops and beautiful flooring with other amenities being 2 pools, elevator, laundry facility, sundecks, 1 assigned parking spot and is steps away from the most popular Inlet Beach & Seawall. Harbor Light Resort has had a total interior and exterior renovation done in 2023. Great rentals which are done through the Innroad rental portal and potential buyers can see the upcoming rentals which will be conveyed to the new owner at settlement. Current owner will continue to accept more rentals until time of closing. Low management fee of \$5,185 this year will include front desk workers/general manager, pool services to include cleaning twice a day as well as open/closing of pool, limited onsite maintenance/handyman, quality control person, ordering of all linens and cleaning products. bookkeeper/accountant, advertising/marketing, Innroad software /office supplies and the rental of all linens and towels. Low condo fee of \$278 per month includes all common insurances and utilities as well as individual water, sewer and electric in each unit. Owners only pay for cable & internet. Call for an appointment today! Easy to show!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	Parking Pad	Living Room	Range
	1 Car	Kitchen	Microwave Oven
	Concrete Driveway	Dining Area	Refrigerator
			Smoke/Fire Detector



Ask for David P. Hadtke,  
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Sewer  
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