

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



301 Leaming  
Wildwood, NJ 08260

Asking \$640,000.00



## COMMENTS

CORNER UNIT WITH OCEAN VIEWS! Perfectly situated just steps from the beach, the boardwalk, and the convention center, this stunning 3 Bed 2 Bath end unit is filled with natural light and features an open-concept layout. Relax and take in the ocean views from your private deck. Move-in ready and being sold fully furnished, this condo showcases multiple upgrades including vinyl plank floors, crown molding, shiplap accent walls, custom ceiling, recessed lighting, kitchen center island and granite counter tops. Enjoy the convenience of an attached garage with parking for two cars. Looking for an investment? This property boasts a strong rental history, making it a fantastic opportunity! The roof of the building was replaced less than a year ago in April of 2024. There are currently 5 leases in place for the 2025 season and the buyer will honor all summer 2025 rentals. Call today for more information!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	Garage	Living Room	Range
Wall To Wall Carpet	2 Car	Kitchen	Oven
Tile Floors	Attached	Dining Area	Microwave Oven
Laminate Flooring	Assigned Parking	Laundry/Utility Room	Refrigerator
			Washer
			Dryer
			Dishwasher



Ask for Susan Goe  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: goe@bergerrealty.com

Sewer  
City

HotWater  
Gas

