

# Berger Realty

Since 1928



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**106 19**  
**North Wildwood, NJ 08260**

**Asking \$799,900.00**



## COMMENTS

Nestled in the heart of North Wildwood, this income-producing top and bottom duplex is a fantastic investment opportunity just a short walk from the beach. Each unit offers 3 bedrooms and 1 bathroom, featuring newly updated kitchens, LVP flooring, and beautifully remodeled bathrooms with tiled floors and showers. Recent upgrades include new natural gas hot water baseboard heating throughout, new electric, and separate electric meters for added convenience. Enjoy the coastal breeze from the covered front porch or relax in the fenced backyard. The property also includes a garage for additional storage. With a strong rental history, this duplex generated \$79,914 from VRBO bookings and \$10,000 from a winter rental (January-May) in 2024, totaling \$89,914 in rental income—with even greater potential, as the property was left vacant during June for renovations. Don't miss this prime opportunity to own a high-income rental in a sought-after beachside location! Most of the drive way belongs to the property so there is ample room for parking. See survey in associated docs

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Patio	Garage	Living Room	Curtains
Deck	2 Car	Dining Room	Shades
Porch	Concrete Driveway	Kitchen	Furniture
Fenced Yard		Eat In Kitchen	
Storage Building		Dining Area	
		Laundry/Utility Room	
		Storage Space	
		Heating	
		Gas Natural	
		Baseboard	
		Multi-Zoned	
		Cooling	
		Ceiling Fan	
		Wall Air Conditioning	



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