

Berger Realty

Since 1928



Berger Realty, Inc
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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	
Sidewalks		Laundry/Utility Room	
Outside Shower		Storage Space	

Basement
Crawl Space

Ask for Donna M. Dorman
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Heating: Gas Natural
Cooling: Ceiling Fan
Wall Air Conditioning
Basement: Multi-Zoned

Water
City

Sewer
City

