

# Berger Realty

Since 1928



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235 Magnolia  
Wildwood, NJ 08260

Asking \$639,000.00



## COMMENTS

Opportunity is knocking for a great investment property which needs some TLC and priced to reflect some needed upgrades! This duplex is just a few blocks from the beach and close to dining, entertainment, and more! This versatile property offers the perfect blend of income potential and personal enjoyment—rent out one unit while keeping the other for yourself or maximize rental income by renting both. Each unit features two bedrooms, one bathroom, a living room/den area, dining room and kitchen. The upstairs unit has a washer which needs to be hooked up. Enjoy the porch/deck with your morning cup of coffee or people watch with a glass of wine in the evening. The backyard has storage, an outside shower and gazebo. Enjoy the convenience of being near restaurants, shops, boardwalk and local attractions. Just a short drive to other shore points, entertainment, dining and more. Whether you're looking for an investment property or a vacation retreat, this duplex is a must-see! Don't miss this rare opportunity—schedule an appointment through showing time today!

## PROPERTY DETAILS

|                 |                       |                     |             |
|-----------------|-----------------------|---------------------|-------------|
| OutsideFeatures | OtherRooms            | AlsoIncluded        | Basement    |
| Deck            | Living Room           | Partial Furniture   | Crawl Space |
| Porch           | Kitchen               | Other (See Remarks) |             |
| Fenced Yard     | Den/TV Room           |                     |             |
| Outside Shower  | Eat In Kitchen        |                     |             |
|                 | Storage Space         |                     |             |
| Heating         | Cooling               | HotWater            | Water       |
| Electric        | Wall Air Conditioning | Gas                 | City        |
| Baseboard       |                       |                     |             |
| Multi-Zoned     |                       |                     |             |
| Sewer           |                       |                     |             |
| City            |                       |                     |             |

