

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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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 for John McElroy	Water	
Electric	Wash Air Conditioning	City	
Baseboard	Berger Realty Inc		
Multi-Zoned	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
Sewer	Email to: jjm@bergerrealty.com		
City			

