



**305 Leaming  
Wildwood, NJ 08260**

**Asking \$1,204,000.00**



## COMMENTS

Amazing Quadplex Investment Opportunity – \*\*Actively booking for summer rentals!\*\* Discover this incredible quadplex just half a block from the beach in the heart of Wildwood and only two blocks from the Crest! Whether you're an investor looking for strong rental income or seeking a perfect combination of personal use and investment, this property offers endless potential. Property Features: • Unit 1: 5 Bedrooms, 3 Baths • Unit 2: 4 Bedrooms, 2 Baths • Unit 3: 2 Bedrooms, 1 Bath • Unit 4: 1 Bedroom, 1 Bath With multiple units and flexible rental options, this property is ideal for short-term summer rentals and has existing bookings already in place! An investor could live in one unit while generating income from the others, covering the mortgage and maximizing returns. Located in a prime spot near the beach, boardwalk, and attractions, this is a rare opportunity to own a highly desirable shore investment property with proven income potential. Don't miss out on this fantastic opportunity—schedule a showing today!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Patio	Carport	Living Room	Gas Natural
Cable TV	Assigned Parking	Kitchen	Electric
		Eat In Kitchen	Forced Air
			Space/Wall/Floor
Cooling	HotWater	Water	Sewer
	Gas	Public	Public



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

