

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**305 Saint Paul**  
**Wildwood Crest, NJ 08260**

**Asking \$899,000.00**



## COMMENTS

Located Just ONE Short Block to the Beach in Wildwood Crest, this Home is Ready for It's Next Family. Being Conveyed As-Is/Where-Is, this 40x90 Parcel is Probably Best Suited for the Foundation of a NEW SINGLE FAMILY HOME! The Current Set-Up of this Home Features 3 Bedrooms, 1 Full Bath, Living Room, Eat-In Kitchen, Enclosed Rear Porch, Laundry Area, and a Spacious Back Yard. There is Off-Street Parking for 2 Cars. Heating Source is Gas HWBB and there is One Wall A/C Unit in the Living Area. The True Value Here is in the Land! Buyer will be Responsible to Conduct All Due Diligence Concerning What Can be Built on the Parcel (Single-Family) and Any/All Permits & Approvals that may be Required will be the Responsibility of the Buyer as well. Potential Showings will REQUIRE a Minimum of 24-Hour Notice to Qualified Buyers

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Screened Porch	2 Car	Living Room
Block	Fenced Yard	Concrete Driveway	Eat-In-Kitchen
Shingle	Storage Building		Laundry/Utility Room
	Outside Shower		

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace, Wood	Range	See Remarks	Slab
	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email: [oc17@bergerrealty.com](mailto:oc17@bergerrealty.com)

