

**417 Monterey**  
**Wildwood Crest, NJ 08260**

**Asking \$1,275,000.00**



#### COMMENTS

OPEN HOUSE THIS WEEKEND! SATURDAY, JULY 5TH FROM 11AM - 1PM! Rare Opportunity - Beach Block Duplex - THIRD PROPERTY from the beach! You cannot compete with the incredible location of this duplex, situated just a few doors down from the stunning, white sandy beaches of Wildwood Crest. This building was renovated in recent years, and is the ideal situation for living in one unit while renting the other, or rent both units to generate a terrific income. Other options include sharing the property with another buyer or the property would be suitable for a condo conversion! There are endless possibilities for current and future uses for this property. The first floor welcomes you with a front porch with ocean views. Inside is a spacious living room and eat-in kitchen with ceramic tile flooring and stainless steel appliances. These spacious units also have recessed lights and ceiling fans. With 3 bedrooms and 2 full bathrooms, in unit washer/dryer and on demand hot water heater, this is a desirable rental unit. The second floor includes a living room with front deck offering tremendous ocean views, eat-in kitchen with washer/dryer, and 2 bedrooms with full bath. There is also a huge rear deck with plenty of room for lounging in the sun. In this unit, the living room and kitchen both have tile floors, recessed lighting and ceiling fans. Both units have gas heat and central air for year round comfort. You'll appreciate updates such as vinyl siding, newer decks with vinyl railings and clear glass panels for unobstructed views and a modern aesthetic. There is a driveway for plenty of parking, and the rear yard is concrete and offers entertaining space and / or additional parking. A storage shed, enclosed outside shower and separate meters for electric rounds out this incredible property. There are summer rentals booked in both units throughout the summer of 2025. The total income for 2024 was about \$55,000 while the expected income for 2025 is \$57,000+, with the opportunity to rent additional weeks that are reserved by owner for family use. Act quickly - opportunities to own properties in a location such as this simply do not become available often! \* Sale is subject to seller closing on replacement property which has already been identified. \*

#### PROPERTY DETAILS

| OutsideFeatures     | ParkingGarage     | OtherRooms           | AlsoIncluded |
|---------------------|-------------------|----------------------|--------------|
| Patio               | 3 Car             | Living Room          | Blinds       |
| Deck                | Concrete Driveway | Eat In Kitchen       | Furniture    |
| Enclosed/Cov. Patio |                   | Laundry/Utility Room |              |
| Porch               |                   | Storage Space        |              |
| Storage Building    |                   |                      |              |
| Cable TV            |                   |                      |              |
| Sidewalks           |                   |                      |              |
| Outside Shower      |                   |                      |              |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



## Waterview

Basement  
Crawl Space

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air  
Ceiling Fan

HotWater  
Gas

Water  
City

Sewer  
City



Ask for Lauren Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [lmg@bergerrealty.com](mailto:lmg@bergerrealty.com)

