

**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.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Waterview

Basement
Crawl Space

Heating
Gas Natural
Forced Air

Cooling
Ceiling Fan
Central Air

HotWater
Gas

Water
City

Sewer
City



Ask for Rodman Pierce
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: rpp@bergerrealty.com

