

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3102 Ocean  
Wildwood, NJ 08260

Asking \$569,000.00



## COMMENTS

Welcome to the heart of Wildwood! This top-floor, 3-bedroom, 2-bath condo is just one block from the beach and Wildwood's iconic boardwalk, and steps from Morey's Piers, Ocean Oasis Waterpark, and the Wildwood Dog Beach. The bright, open layout features hardwood floors in the main living space and hallways, a spacious living area, dining space, and a fully equipped kitchen—sold fully furnished and tastefully decorated. Step outside to your private deck, perfect for enjoying ocean breezes. The primary suite includes a full en suite bath, and a separate laundry room with a full-size washer and dryer adds everyday convenience. This unit includes a large garage with two-car parking plus additional driveway space—a rare find near the shore. With a proven track record of generating over \$40,000 annually in rental income, this is an ideal opportunity for investors or buyers seeking a low-maintenance beach retreat. Located in one of Wildwood's most vibrant areas, you'll have easy access to top attractions, restaurants, shopping, festivals, bike paths, and family-friendly entertainment—all just steps from your front door. Park your car and enjoy the ultimate shore lifestyle!

## PROPERTY DETAILS

|                     |               |                      |                    |
|---------------------|---------------|----------------------|--------------------|
| UnitFeatures        | ParkingGarage | OtherRooms           | AppliancesIncluded |
| Kitchen Island      | 1 Car         | Dining Room          | Self-Clean Oven    |
| Hardwood Floors     |               | Laundry/Utility Room | Microwave Oven     |
| Wall To Wall Carpet |               |                      | Refrigerator       |
| Tile Floors         |               |                      | Washer             |
|                     |               |                      | Dryer              |
|                     |               |                      | Dishwasher         |
|                     |               |                      | Disposal           |
| AlsoIncluded        | Heating       | Cooling              |                    |
| Curtains            | Electric      | Central Air          |                    |
| Blinds              |               | Ceiling Fan          |                    |
| Furniture           |               |                      |                    |
| Water               | Sewer         |                      |                    |
| Public              | Public        |                      |                    |