

# Berger Realty

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Berger Realty, Inc  
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111 Topeka  
Wildwood Crest, NJ 08260

Asking \$829,000.00



## COMMENTS

Fantastic Investment Opportunity in Wildwood Crest! This well-maintained duplex is ideally located near the Von Savage Pool and just a short distance to both the bay and the beach. Each unit offers 3 bedrooms and 1 full bath, providing great flexibility for rental income or personal use. Recent updates include a new roof in 2024 and updated carpeting approximately 2 years ago. Property is being sold unfurnished. Refrigerator in the upstairs unit and all exterior sheds are excluded from the sale. Both units are tenant-occupied with leases in place through December 31, 2025, offering immediate rental income. Excellent long-term or seasonal rental potential in one of Wildwood Crest's most sought-after neighborhoods. Don't miss this versatile multi-unit investment at the shore!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Deck	2 Car	Living Room	Electric
Porch		Kitchen	
		Eat In Kitchen	
		Dining Area	
		Pantry	
		Laundry/Utility Room	
Cooling	HotWater	Water	Sewer
Wall Air Conditioning	Electric	City	City

Ask for Donna M. Drohan

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