

# Berger Realty

Since 1928



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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    |
|                 | Electric      | City                 | City     |



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