Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

**238 Leaming
Wildwood, NJ 08260**

Asking $1,197,777.00

238 E LEAMING WILDWOOD, NJ
6 Unit Apartment all with 2 Bedroom

COMMENTS

Amazing Location just a couple blocks to the World Famous Wildwood Beaches, Boardwalk just a few Blocks to Wildwood Crest. There are 2 Buildings that Make up this 6 Unit Complex. The Front Building is 4 Units with 2 on the Upper floor that enjoy Ocean Views and 2 on the First Floor. The apartments are bright and airy. Each feature 2 bedrooms tastefully decorated and are being sold fully furnished as seen. This home has its own private patio area and may also take advantage of the common picnic area between the 2 houses. There is Luxury vinyl plank flooring for convenient cleanup and to protect against sand and water brought back from the beach andoutdoor shower. This property is heated for year round usage and makes a great investment property or 2nd home. Also conveniently located near the convention center, you may take advantage of all of the events in the shoulder seasons as well that are put on at that venue. The Owners have all of the Condo Docs, Surveys and exemptions needed should you decide to convert these to condominiums. The owners were going to sell individually and have been working on the units. Last year the property grossed $133,000 with very little effort or Marketing. The $25,000/unit should be easily attained and should the properties be pushed a bit more and rented over the fall and winter, you could expect another 10k/unit

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Patio	3 Car	Living Room	Drapes
Deck	Concrete Driveway	Kitchen	Curtains
		Dining Area	Shades
		Laundry/Utility Room	Furniture

Ask for Frank Shoemaker
Berger Realty Inc
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Call: 609-399-0076
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Heating	Cooling
Electric	Wall Air Conditioning
Baseboard	

Water	Sewer
City	City