

# Berger Realty

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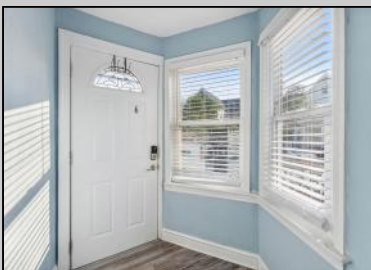


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Ocean City, NJ 08226  
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140 Burk  
Wildwood, NJ 08260

Asking \$579,777.00



## COMMENTS

**INVESTOR ALERT: CASH COW!** This 4 bedroom 2 bath condo takes advantage of proximity with just 2 short blocks to the beach, convention center and boardwalk, to bring in over \$90,000 in rentals! YES, over \$90,000! The centralized location attracts off season rentals October - April, extending your rental season to year-round. Beautifully renovated in 2023, this turn-key rental features beautiful laminate flooring throughout, quartz counters, tile backsplash, new cabinets, stainless steel appliances, new central air and heat, and new windows on the front and both bathrooms. Your guests will love the dedicated 2 car parking in the driveway, private balcony off the master, full sized washer and dryer, and accommodates 8 - 10 people sleeping comfortably. Outdoor recreational space includes the front patio, private deck off the master bedroom, and a large table and grill in the back. Includes storage attic and outdoor storage box for beach items. Additional attractions right on this block are Holly Beach Park and Island Miniature Golf to the west, Uncle Bill's Pancake House and Duffinetti's to the east. Located within easy access to Copper Dog, Mack's Pizza and the Adventure Pier. Comes tastefully furnished and ready to go, with rental income booked into September! There is a common outdoor shower shared by all 4 units in the association.

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances	Included
	Laminate Flooring	2 Car		Living Room	Range	
		Concrete Driveway		Kitchen	Oven	
				Eat In Kitchen	Self-Clean Oven	
				Dining Area	Microwave Oven	
				Storage Space	Refrigerator	
					Washer	
					Dryer	
					Central Air	
					Heating	
					Gas Natural	



Ask for Ken Sedberry  
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Heating Cooling  
Gas Natural Central Air



Water  
City

Sewer  
City