

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**213 Heather**  
**Wildwood Crest, NJ 08260**

**Asking \$1,100,000.00**



## COMMENTS

Dreaming of a multi-generational family compound at the shore? Or, perhaps looking to add to your investment portfolio with an income-generating four-plex? THIS is your chance: Introducing 213 E Heather Rd, a multi-family unicorn only 2.5 blocks to the beach in Wildwood Crest. Your front building has two units (2 bed/1 bath and 1 bed/1 bath), each with private front porches and back decks! The back building features an additional two units, fully modernized in 2023, with significant short term rental history. Last year alone, the property grossed nearly \$80,000 in rental income and that's with only two short term rentals and two long term rentals. With 3-4 short term rentals, you have the potential for six-figure gross rental income! Marketability matters and you just can't beat this location. Just around the corner is Britton's Gourmet Bakery, home of the best apple fritters at the shore! A few blocks away are some of Wildwood's beloved restaurants, including Little Italy, Bandanas, Duffer's, The Ravioli House and Jellyfish Cafe! Take advantage of The Crest Pier Recreation Center and the Crest Arts Pavilion, and don't forget to rent your bikes at Crest Bike Rental before hitting the boards or heading south to enjoy the bike/walking path, as well as Centennial and Sunrise Parks. With so much to do, see and explore, this is the income-producing shore house you've been looking for!

## PROPERTY DETAILS

OutsideFeatures	OtherRooms	AlsoIncluded	Basement
Deck	Living Room	Partial Furniture	Crawl Space
Enclosed/Cov. Patio	Kitchen	Other (See Remarks)	
	Laundry/Utility Room		



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330

Email to: jtn@bergerrealty.com  
Central Air  
Gas  
Other



Sewer  
City