

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



213 Heather
Wildwood Crest, NJ 08260

Asking \$1,100,000.00



COMMENTS

OPEN HOUSE SUNDAY, 8/10, FROM 11AM-12PM! 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

Outside Features	Other Rooms	Also Included	Basement
Deck	Living Room	Partial Furniture	Crawl Space
	Kitchen	Other (See Remarks)	



Ask for Steven Spengler

Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Email to: srs@bergerrealty.com

Cooling
Central Air
Gas
Other

Hot Water
Gas



Sewer
City