

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



213 Baker  
Wildwood, NJ 08260

Asking \$330,000.00



## COMMENTS

OPEN HOUSE SATURDAY NOV 22ND 11AM-1PM~Your Beach Retreat Awaits! Highly sought-after first-floor condominium located just 2 blocks from Wildwood's free beaches and boardwalk. This bright and well-maintained unit features 2 spacious bedrooms, 1 full bath, a fully equipped kitchen, and an open living/dining area. The primary bedroom offers ample closet space, and a stackable washer/dryer is conveniently located in the hallway. Enjoy your morning coffee on the front porch or entertain in the large shared courtyard. Perfect for a summer getaway, year-round living, or investment property. Low condo fee covers water, sewer, building maintenance, and fire/liability/flood insurance. Strong rental history with approx. \$19K in summer income + winter rental at \$1,200/month (sellers did not rent this off season due to the sale). Close to beaches, restaurants, shopping, festivals, and nightlife. Don't miss this opportunity!

## PROPERTY DETAILS

Other Rooms	Appliances Included	Also Included	Heating
Living Room	Range	Curtains	Electric
Eat In Kitchen	Self-Clean Oven	Furniture	
Storage Space	Microwave Oven		
	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		



Ask for Ildar Bayguzdin  
Berger Realty Inc.  
Ocean City

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: ieb@bergerrealty.com

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