

# Berger Realty

Since 1928



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**406-10 Monterey**  
**Wildwood Crest, NJ 08260**

**Asking \$465,000.00**



## COMMENTS

Oceanfront living meets smart investing! Don't miss this 2nd-floor condo in desirable Wildwood Crest, offering ocean views, family-friendly amenities, and proven rental potential. This seasonal 1-bedroom, 1-bath unit (large enough to fit 2 FULL SIZE beds AND IS INCLUDED IN THE SALE) features a bright living room and kitchen combination with space for seating, family meals, and views of the ocean right from your window. The bedroom has new hardwood flooring, and the full bath includes a tub for added comfort. On-site perks include a pool, shared Oceanview deck (with only one other unit), grills, ping-pong table, and an assigned off-street parking spot. This condo isn't just a retreat but a proven income producer — generating just under \$25,000 in rental income this past year! Seasonal rentals can cover mortgage and HOA costs, with potential for net income, and the HOA even offers rental management for convenience. Located just 10 minutes from Cape May and 5 minutes from Morey's Pier and the Wildwood Boardwalk, this Monterey Avenue gem is the perfect blend of vacation escape and investment opportunity!

## PROPERTY DETAILS

| UnitFeatures    | ParkingGarage    | OtherRooms  | AppliancesIncluded |
|-----------------|------------------|-------------|--------------------|
| Hardwood Floors | 1 Car            | Living Room | Range              |
|                 | Assigned Parking | Kitchen     | Oven               |
|                 |                  |             | Microwave Oven     |
|                 |                  |             | Refrigerator       |
|                 |                  |             | Dishwasher         |



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