

# Berger Realty

Since 1928



Berger Realty, Inc.  
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208 Spencer  
Wildwood, NJ 08260

Asking \$799,000.00



## COMMENTS

Excellent investment or owner-occupant opportunity in the heart of Wildwood. This four-unit handyman special offers off street parking and separate electric for each unit — an important convenience for rental management and tenant billing. Units need cosmetic and systems work, making this an ideal project for investors, contractors, or buyers who want to add value. The front unit is an open concept with multiple levels. A living area on the first floor with a cozy wood burning stove, 2 bedrooms, bathroom, kitchen and another living area out to back deck on the second floor and a loft on the third floor. Unit A is 1 bedroom 1 bath. Unit B is 2 bedroom 1 bath. Unit C is efficiency 1 bath. Location is hard to beat: a short, flat walk (about 2 blocks) to the iconic Wildwood beach and boardwalk, restaurants, nightlife, and seasonal attractions. Strong potential for vacation rental income, year-round tenants, or a mix of both once renovated. Sold as-is. Schedule your showing today.

## PROPERTY DETAILS

|               |             |                       |          |
|---------------|-------------|-----------------------|----------|
| ParkingGarage | Heating     | Cooling               | HotWater |
| Parking Pad   | Gas Natural | Wall Air Conditioning | Electric |
|               | Electric    |                       | Gas      |
| Water         | Sewer       |                       |          |
| Public        | Public      |                       |          |



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