



9101 Atlantic
Wildwood Crest, NJ 08260

Asking \$309,900.00



COMMENTS

Condo-tel in Wildwood Crest – SEASONAL Beachfront Opportunity! Welcome to 9101 Atlantic Avenue, Unit 306, located in the Acacia Condominiums of Wildwood Crest. This third-floor, 1 bedroom, 1 bathroom condo-tel unit offers well-maintained living space just steps from the beach open APRIL through NOVEMBER- SEASONAL USE ONLY. BEDROOM: Two queen size beds and a full pull-out couch in the living area. BATHROOM: Shower and tub combination, along with two sinks. One located in the bathroom, and an additional vanity sink in the bedroom. INDOOR AMENITIES: BRAND NEW IN 2025 – air conditioning unit and glass window in bedroom (November 2025). Also newly upgraded back splash, showerhead, Keurig, microwave and toaster. Laminate flooring throughout, updated bathroom vanities, cook top, full-size refrigerator. OUTDOOR AMENITIES: Heated swimming pool, two second floor decks, BBQ Grills, tables, lounge chairs, elevator and on-site laundry. CONDO FEES: \$357.00 MONTHLY- covering building insurance, water, sewer, exterior maintenance, common area electricity, and Wi-Fi/cable TV. PARKING: Off-street parking, parking for one car under building. PETS: Owners are permitted to have pets outside the rental season. RENTAL INFORMATION: Rental season is May through September. On-site management handles all rentals, with expenses split among all 51 units. If owners stay during the rental season, the rental expenses are still incurred. This includes payroll, linens, supplies, Etc. This in addition to the HOA fees. Per zoning, the unit can be occupied by an owner/tenant up to 30 consecutive days. PLEASE NOTE: Each unit generates its own individual income. ADDITIONAL NOTES: HVAC system, appliances and furnishings are the owner's responsibility. The complex is open April through mid-November. LOCATION: Steps to St.Louis Avenue Beach, 1.2 Miles to Wildwood Crest Centennial Park Music and Entertainment, 2.3 Miles to Wildwood Convention Center, 2.5 Miles to Morey's Piers, 4.6 Miles to North Wildwood Sea Wall and more!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car	Living Room	Microwave Oven
		Kitchen	Refrigerator
		Dining Area	Smoke/Fire Detector
			Cooktop
AlsoIncluded	Heating	Cooling	HotWater
Shades	Baseboard	Central Air	Electric
Furniture	Forced Air		
Other (See Remarks)			

Berger Realty

• Since 1928 •



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



Water
City

Sewer
City



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjjs@bergerrealty.com

