

# Berger Realty

Since 1928



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

info@bergerrealty.com



406-10 Monterey  
Wildwood Crest, NJ 08260

Asking \$437,500.00



## COMMENTS

Rare opportunity to own a spacious 2 bedroom, 1 bath condo at the Oceanfront Monterey Condominiums in Wildwood Crest. This 1st floor unit is ideal for owner usage and a premium income producing rental. Gross rental income 2025 was over \$25,000 and potential for even more in 2026. Very stable association with on site management. This unit sleeps up to 8 persons and overlooks the complex pool and Atlantic Ocean. Oceanfront decks, and lots of common area space from which to enjoy being directly on the Beach Front!. Easy to show.

## PROPERTY DETAILS

|                   |                  |                   |                    |
|-------------------|------------------|-------------------|--------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms        | AppliancesIncluded |
| Handicap Features | 1 Car            | Kitchen           | Range              |
| Tile Floors       | Assigned Parking | Dining Area       | Self-Clean Oven    |
|                   |                  | Pantry            | Microwave Oven     |
|                   |                  | Great Room        | Refrigerator       |
|                   |                  | 1st Floor Bedroom | Master             |
| AlsoIncluded      | Heating          | Cooling           | HotWater           |
| Blinds            | Electric         | Central Air       | Gas                |
| Furniture         |                  |                   |                    |



Sewer  
CityAsk for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cl@bergerrealty.com

