

# Berger Realty

Since 1928



Berger Realty, Inc.  
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106 Youngs  
Wildwood, NJ 08260

Asking \$519,900.00



#### COMMENTS

Discover the potential of this classic coastal cottage in the highly sought-after beach town of Wildwood, NJ. Situated on a 40x100 lot, this 3-bedroom, 1-bath single-family home is ready for your personal touch. Currently tenant-occupied, the property offers immediate rental income or the opportunity to transform it into your own seaside retreat. With a little TLC, this home can easily be updated into the perfect year-round residence, vacation getaway, or investment property. Enjoy the convenience of being close to Wildwood's famous beaches, boardwalk, restaurants, and entertainment, all while having the space and freedom of a standalone home for less money than a condo. Whether you're looking for a renovation project or a coastal investment with potential, this is your chance to own a piece of the shore lifestyle in a desirable beach community. 24 hours notice is required for all showings.

#### PROPERTY DETAILS

|                                      |                                      |                                             |                         |
|--------------------------------------|--------------------------------------|---------------------------------------------|-------------------------|
| Exterior<br>Vinyl                    | OtherRooms<br>Living Room<br>Kitchen | AppliancesIncluded<br>Range<br>Refrigerator | Basement<br>Crawl Space |
| Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air Condition     | HotWater<br>Gas- Natural                    | Water<br>City           |



Ask for Bob Wilkins  
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