

# Berger Realty

Since 1928



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



**7806 Seaview  
Wildwood Crest, NJ 08260**

**Asking \$277,777.00**



## COMMENTS

Diamond in the Rough! Located 2 blocks from the beaches of Wildwood Crest, and 1.5 blocks from Sunset Lake this 1 bedroom 1 bath gem is waiting for you! Use as a vacation spot for yourself, or rent out as an AirBNB, it is YOUR choice! NO CONDOTEL RESTRICTIONS. The seller has successfully rented the property from May-September for \$13,000 a season, but could get more if rented weekly! This cute, updated property features a large living room with a dining nook for four, galley kitchen with full oven and chic glass backsplash, clean and bright bathroom, and bedroom with a double bunk bed. Small condo association of just 9 friendly units, who take pride in their upkeep: new roof 4 years ago, new 2nd floor concrete deck 2 years ago, new concrete parking area June 2025! Each unit has their own storage in the common storage garage. Sold fully furnished. Condo fees are \$711 per quarter and cover master liability insurance, master flood insurance, common area maintenance, water and sewer. This is a seasonal property, open from mid-March to mid-December.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car	Living Room	Oven
	Assigned Parking	Kitchen	Microwave Oven
	Concrete Driveway	Breakfast Nook	Refrigerator
		Storage Space	Smoke/Fire Detector



Heating  
Ask for J.K. Heprn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

Cooling  
Full Air Conditioning

HotWater  
Electric

