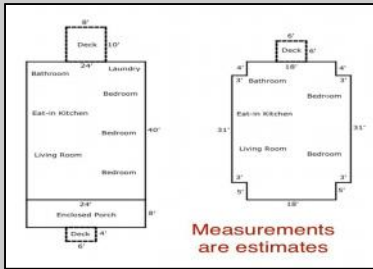


# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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6 J  
West Wildwood, NJ 08260

Asking \$549,900.00



## COMMENTS

Unlock the potential of this income generating, two-story duplex offering tremendous built-in upside. The spacious first-floor unit (960 sq ft) features 3 bedrooms, 1 bath, a large eat-in kitchen, comfortable living room, in-unit laundry, and a 24' x 8' enclosed porch. Currently rented month-to-month at \$1,050 with area comps supporting rents around \$2,100 after updates. The second-floor unit (906 sq ft) includes 2 bedrooms, 1 bath, a bright eat-in kitchen, and a cozy living room, and is currently occupied by family at no rent, giving new owners full flexibility. Similar units are renting for approximately \$1,400 per month. With strong rental demand and a projected stabilized income of \$3,500 and up per month once improved, this property offers a clear value-add opportunity through cosmetic and functional upgrades. Whether you choose to live in one unit while renovating the other or bring both to market as high-performing rentals, the cash-flow potential far outweighs the upfront work. This duplex is more than a property; it's a meaningful equity building opportunity ready to be unlocked.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Porch	3 Car	Living Room	Crawl Space
Cable TV		Kitchen	
Sidewalks		Laundry/Utility Room	
Heating	Cooling	HotWater	Water
	Wall Air Conditioning	Gas	City
Ask for Patricia (Trish) Spengler			
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