

# Berger Realty

Since 1928



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



143 Spencer Avenue  
Wildwood, NJ 08260

Asking \$599,000.00



## COMMENTS

This 4 unit multi-family complex is a RENTAL POWER HOUSE! Property features a triplex within the main building and a private cottage located in the back. There are many options to utilize this income producing property. This is the perfect location for summer "weekly rentals", Airbnb or just continue renting on a monthly basis and rake in over \$65 K in gross profits. The main 3 bedroom 2 bath unit has recently been freshly painted and brand new carpeting installed. This unit is currently vacant and ready to be occupied by a buyer or rented to a tenant of the buyer's choice. Why not "move right in" and have the 3 unit income stream pay your mortgage?! This neighborhood is anticipating a revitalization from the "Pacific Avenue Redevelopment Plan" so look forward to a boom in real estate appreciation. Brand new construction project is currently being built across the street. Located only 2 short blocks from Wildwood beaches and World Famous Boardwalk.

## PROPERTY DETAILS

ParkingGarage	Heating	HotWater	Water
None	Baseboard	Gas	Public
	Electric		
	Gas-Natural		

Sewer  
Public Sewer



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com

