

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**309 Topeka**  
**Wildwood Crest, NJ 08260**

**Asking \$1,250,000.00**



## COMMENTS

PRICED TO SELL! Tastefully furnished with over 36K summer rentals on the books! A tremendous opportunity awaits in coveted Wildwood Crest! There is absolutely nothing like this property on the market! 309 E Topeka Ave offers an unparalleled opportunity for the astute buyer. Completely updated and renovated triplex only a block and a half from the beach with ocean views. Property updates include new roof, new siding and all new windows in the entire building. Each unit enjoys new mini split heating and AC as well as new hot water heaters. Three new kitchens -showcasing new cabinets, new countertops, tile backsplashes with all new appliances. All new bathrooms, featuring upgraded tile surrounds,new tubs, vanities and toilets. All three units feature luxury vinyl plank flooring throughout. New exterior doors, handles and hinges, as well as all new interior doors, handles and hinges. New electrical panels. The second floor unit features new, oversized fiberglass deck and vinyl railings.This spectacularly renovated shore property in the perfect location offers its new owner a superb opportunity to realize top dollar in rental income.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Deck	None	Crawl Space	Gas-Natural
Porch			See Remarks
Sidewalks			



HotWater  
GasAsk for Barbara Fazio  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: bf@bergerrealty.com

Sewer  
Public Sewer

