



**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	Water	Sewer	
Gas	Ask for Leon Grisham	Public Sewer	



HotWater  
 Gas  
 Water  
 Ask for Leon Grisham  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to:

