

# Berger Realty

Since 1920



Berger Realty, Inc.  
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3003 Atlantic  
Wildwood, NJ 08260

Asking \$624,900.00



## COMMENTS

Welcome to 3003 Atlantic Avenue in Wildwood — a rare opportunity just 2 blocks from the beach and boardwalk! This versatile duplex offers incredible flexibility, whether you're looking for strong rental income or envisioning a spacious single-family retreat. The first floor boasts 5 bedrooms and 1.5 bathrooms, while the second floor features 3 bedrooms and 1 bathroom, making it perfect for large families, summer visitors, or multiple rental units. Outside, you'll find 3 off-street parking spaces, a fenced backyard ideal for gatherings, and an oversized shed with plenty of room for bikes, beach gear, and storage. With its prime location, excellent rental potential, and endless options for customization, this property delivers both immediate value and long-term promise — the perfect blend of investment and lifestyle at the shore. Don't miss out on this unique chance to own a piece of Wildwood!

## PROPERTY DETAILS

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Deck            | None          | Laundry/Utility Room |
|          | Fenced Yard     |               |                      |
|          | Patio           |               |                      |
|          | Shed            |               |                      |

|                    |                  |                                |          |
|--------------------|------------------|--------------------------------|----------|
| AppliancesIncluded | Heating          | Cooling                        | HotWater |
| Gas Stove          | Electric         | Central                        | Gas      |
|                    | Forced Air       | Electric                       |          |
|                    | Gas              | As for John Greiner Units      |          |
|                    | Space/Wall/Floor | Berger Realty Inc              |          |
|                    | Sewer            | 3160 Asbury Avenue, Ocean City |          |
|                    | Public Sewer     | Call: 609-399-0076             |          |
|                    |                  | Email to: jag@bergerrealty.com |          |

