

# Berger Realty

Since 1926



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



235 Magnolia, Wildwood, NJ, 08260

Price \$639,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1920    |
| Type         | Duplex  |
| Block Number | 236     |
| Listing #    | 250724  |
| Taxes        | 5324.00 |

## COMMENTS

*Opportunity is knocking for a great investment property which needs some TLC and priced to reflect some needed upgrades! This duplex is just a few blocks from the beach and close to dining, entertainment, and more! This versatile property offers the perfect blend of income potential and personal enjoyment—rent out one unit while keeping the other for yourself or maximize...*

## PROPERTY FEATURES

|                 |                       |                     |             |
|-----------------|-----------------------|---------------------|-------------|
| OutsideFeatures | OtherRooms            | AlsoIncluded        | Basement    |
| Deck            | Living Room           | Partial Furniture   | Crawl Space |
| Porch           | Kitchen               | Other (See Remarks) |             |
| Fenced Yard     | Den/TV Room           |                     |             |
| Outside Shower  | Eat In Kitchen        |                     |             |
|                 | Storage Space         |                     |             |
| Heating         | Cooling               | HotWater            | Water       |
| Electric        | Wall Air Conditioning | Gas                 | City        |
| Baseboard       |                       |                     |             |
| Multi-Zoned     |                       |                     |             |
| Sewer           |                       |                     |             |
| City            |                       |                     |             |

## CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.



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