

opportunity is knocking for a great investment property which needs some LLC 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 Deck Porch Fenced Yard Outside Shower	OtherRooms Living Room Kitchen Den/TV Room Eat In Kitchen Storage Space	AlsoIncluded Partial Furniture Other (See Remarks)	Basement Crawl Space
Heating Electric Baseboard Multi-Zoned	Cooling Wall Air Conditioning	HotWater Gas	Water City

Sewer City



CONTACT

Scan to see Property page.



## **Berger Realty** Berger Realty, Inc. 55th & Haven Avenue CITE CONTRACTOR Ocean City, NJ 08226 ALC: NO DESCRIPTION OF 609-399-0040 info@bergerrealty.com Price \$639,000.00 235 Magnolia, Wildwood, NJ, 08260 **PROPERTY DETAILS Total Rooms** 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 Living Room Partial Furniture Deck 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

CONTACT

Sewer City

Baseboard Multi-Zoned

> Ask for Kevin Halliday Berger Realty Inc 109 E 55th St., Ocean City Call: 609-425-7423 Email to: keh@bergerrealty.com

## Scan to see Property page.

