



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



406-10 Monterey, Unit 106, Wildwood Crest, NJ, 08260

Price \$437,500.00

#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 5       |
| Bedrooms     | 2       |
| Baths Full   | 1       |
| Baths Half   | 0       |
| Year Built   | 1953    |
| Type         | Condo   |
| Block Number | 125     |
| Listing #    | 252952  |
| Taxes        | 2867.00 |

#### COMMENTS

*Rare opportunity to own a spacious 2 bedroom, 1 bath condo at the Oceanfront Monterey Condominiums in Wildwood Crest. This 1st floor unit is ideal for owner usage and a premium income producing rental. Gross rental income 2025 was over \$25,000 and potential for even more in 2026. Very stable association with on site management. This unit sleeps up to 8 persons and overlook...*

#### PROPERTY FEATURES

|                   |                  |                          |                    |
|-------------------|------------------|--------------------------|--------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms               | AppliancesIncluded |
| Handicap Features | 1 Car            | Kitchen                  | Range              |
| Tile Floors       | Assigned Parking | Dining Area              | Self-Clean Oven    |
|                   |                  | Pantry                   | Microwave Oven     |
|                   |                  | Great Room               | Refrigerator       |
|                   |                  | 1st Floor Master Bedroom |                    |
| AlsoIncluded      | Heating          | Cooling                  | HotWater           |
| Blinds            | Electric         | Central Air              | Gas                |
| Furniture         |                  |                          |                    |
| Water             | Sewer            |                          |                    |
| City              | City             |                          |                    |

#### CONTACT



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850  
Email to: kas@bergerrealty.com

Scan to see Property page.



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