



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



6 J, West Wildwood, NJ, 08260

Price \$549,900.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1930    |
| Type         | Duplex  |
| Block Number | 116     |
| Listing #    | 253456  |
| Taxes        | 3934.00 |

#### COMMENTS

*Unlock the potential of this income generating, two-story duplex offering tremendous built-in upside. The spacious first-floor unit (960 sq ft) features 3 bedrooms, 1 bath, a large eat-in kitchen, comfortable living room, in-unit laundry, and a 24' x 8' enclosed porch. Currently rented month-to-month at \$1,050 with area comps supporting rents around \$2,100 after update...*

#### PROPERTY FEATURES

|                 |               |                      |             |
|-----------------|---------------|----------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | Basement    |
| Porch           | 3 Car         | Living Room          | Crawl Space |
| Cable TV        |               | Kitchen              |             |
| Sidewalks       |               | Laundry/Utility Room |             |

|             |                       |          |       |
|-------------|-----------------------|----------|-------|
| Heating     | Cooling               | HotWater | Water |
| Gas Natural | Wall Air Conditioning | Gas      | City  |

Sewer  
City

#### CONTACT



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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