



**209 Spencer**  
**Wildwood, NJ 08260**

**Asking \$1,089,900.00**



**COMMENTS**

Looking for an ROI 10% or better? Turn-key rooming house with both seasonal and yearly tenants. Building is fully occupied with a waiting list. This unique property offers a main building with 19 updated bedrooms, new baths, new granite kitchens, updated dining rooms and living rooms. There is a bonus, separate, recently updated 2 bedroom 1 bath cottage with it's own electric meter and brand new heating system. Renovated, separate owner or property manager's quarters with it's own kitchen and private bath on the main floor of building. New roof in 2013. New windows. Updated electric. New on demand hot water for main building. Building has brand new, separate heating systems for both main building and cottage. Every bedroom has new carpet, microwaves, TV's, refrigerators. Entire interior freshly painted. Exterior refreshed. Property comes furnished, occupied and ready to go!

**PROPERTY DETAILS**

Heating	Cooling	HotWater	Water
Gas Natural	Wall Air Conditioning	Gas	Public
Sewer			
Public			



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