

**3201 New Jersey
Wildwood, NJ 08260**

Asking \$849,900.00



COMMENTS

Eastside Multi-Family property features two professionally decorated units with separate entrances and NO HOA. This Prime location with an excellent rental history presents an incredible opportunity for investors or families seeking a beachside retreat. The upstairs unit was built in 2006 and features a large open-concept living room and kitchen with 9' ceilings, hardwood flooring throughout, Central air/heat, and contemporary casement windows. 3 spacious bedrooms and 2 full baths each featuring custom tile, Anderson windows, Hunter Douglas, and custom window treatments. Recessed lighting, wrap-around kitchen counter, and cabinets featuring stainless steel appliances. Designer furnishings throughout. The furnished fiberglass deck is perfect for viewing Friday night fireworks. Beautifully decorated with designer details throughout, most furnishings are INCLUDED—concrete driveway with parking for three cars and a carport. Full-size washer and dryer, smart TV's in all bedrooms and the living room. The rental income for this unit ALONE averages \$40,700 annually. (The owner reserves the bottom unit for their personal use). This beautiful duplex is in one of Wildwoods East Side's hottest areas and just a short walk to the beach and boardwalk. The lower unit offers an open-concept kitchen and family room and sleeps 8. In the main bedroom, there is an 18' ceiling with a brick wall feature. Although this is a one-bedroom unit, it also includes another separate area for additional sleeping arrangements. This stylish unit is the epitome of carefree coastal living. A kitchen island with seating for 3, new luxury vinyl plank flooring, 9' ceilings, recessed lighting, shaker style kitchen cabinets, and coastal colored glass tile backsplash. Butcher Block Island and coffee station. New casement front windows(2023) Private shower room. Fully furnished fiberglass deck for your morning coffee. Security system, outside shower, and yard with two storage sheds are all to be included. All rental information can be supplied upon request. Two separate entrances for possible two-family purchase. Or you can rent one unit and enjoy the other for your summer fun. One owner is a licensed realtor in PA and NJ. Call for a private showing today, you will be impressed.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Carport	Living Room	Shades
Enclosed/Cov. Patio	3 Car	Kitchen	Blinds
Grill	Concrete Driveway	Breakfast Nook	Rugs
Storage Building		Dining Area	Partial Furniture
Sidewalks		Pantry	Other (See Remarks)
Outside Shower		Laundry/Utility Room	
Other (See Remarks)		Storage Space	
Security Camera			

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Basement
Crawl Space
Outside Entrance
Inside Entrance

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air
Ceiling Fan
Gas
Multi Zoned
Wall Air Conditioning

HotWater
Gas

Water
Public

Sewer
Public



Ask for Patrick McKenna
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mck@bergerrealty.com

