

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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Ocean City, NJ 08226  
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**234 Rio Grande**  
**Wildwood, NJ 08260**

**Asking \$699,900.00**



## COMMENTS

Multifamily with excellent location that consists of Four (4) Year Round units within a couple blocks to beach and boardwalk. Rear unit is 2 bedroom, 1 bath with central air and gas heat separately metered with separate electric hot water. Front building consists of 2 - 1 bedroom 1 bath units on first floor East & West. 2nd Floor stairs which has 2 bedrooms and 1 bath apartment. Electric heat in front (3) units are separated with 1 Gas Hot Water. Rear yard is fenced in. Off street parking for 1 car. Appointment Necessary and Scheduled showings will be on Saturdays or Sundays. Waiting on Rent Roll.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Enclosed/Cov. Patio	1 Car	Laundry/Utility Room	Drapes
Fenced Yard			Curtains
Cable TV			Blinds
Sidewalks			
Basement	Heating	Cooling	HotWater
Crawl Space	Gas Natural	Central Air	Electric
Outside Entrance	Electric	Ceiling Fan	Gas
Plumbing	Forced Air	Multi Zoned	
	Multi-Zoned	Wall Air Conditioning	

Water  
City

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