



**3201 Atlantic**  
**Wildwood, NJ 08260**

**Asking \$245,000.00**



**COMMENTS**

Looking for the most affordable BEACH-BLOCK, move-in ready, fully furnished condo in the heart of WILDWOOD?? Welcome to Key Colony Condos located just steps from Morey's Pier; where NO CAR NEEDED, since you are in walking distance to the beach, boardwalk, restaurants, bars, and endless family entertainment! \*\*\*\*\* This fully furnished, 1 BR, 1 BA condo with a pull-out sofa bed, can comfortably sleep up to 6 people. The exterior of the building was painted in 2021 along with all new exterior lighting installed. Key Colony has an excellent association with reserves already in place! \*\*\*\*\* Don't forget about the RENTAL INCOME POTENTIAL of approximately \$18-\$22K per year! \*\*\*\*\* Condo fees include water, sewer, flood insurance, exterior insurance, trash, common maintenance and common utilities. Owners pay cable and electric, and are allowed to have pets (renters are not allowed pets). \*\*\*\*\* This is a seasonal condo that typically starts in April and ends around early November. This is the perfect time to start thinking about the 2025 season; and to scoop this up before the prices jump up again in Spring!!

**PROPERTY DETAILS**

Heating	Cooling	HotWater	Water
Electric	Wall Air Conditioning	Gas	Public
Baseboard			

Sewer



Ask for Tanya Pinkerton  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tp@bergerrealty.com

