

Berger Realty

Since 1928



Berger Realty, Inc.
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101 Magnolia
Wildwood, NJ 08260

Asking \$649,000.00



COMMENTS

Income Potential with Room to Grow! Welcome to this charming multifamily property that's not just a home—it's an income-producing machine with serious upside! With three units and a current gross income of around \$65,000 per year, this property is perfect for both seasoned investors and those looking to dive into the rental market. Two units are already rented out to long-term tenants, and there's still tremendous potential for more income. Imagine converting the downstairs unit into two separate spaces or transitioning the two-car garage into something that boosts your bottom line—think rental space or storage! Opportunities like this don't come around often! Recent updates include a brand new water main connection, new water pipes, two new furnace units, a new AC in the downstairs unit, and a tankless water heater. Plus, the downstairs unit has had a facelift with new cabinets, vinyl flooring, fresh paint, and trim. Did we mention that two of the three units come fully furnished? This property is practically turn-key, making it easy for you to start generating income from day one. With off-street parking, a garage, and the chance to increase revenue streams, this is a rare find. Take advantage of historically low rents and align them with the market to maximize your investment. Whether you're looking for a smart investment or a great way to live and earn, this property offers the perfect combination of comfort and financial potential. Don't miss out—the upside is calling!

PROPERTY DETAILS

Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Gas	Public
	Other	Other Hot Water	

SALE

BADER-COLLINS ASSOCIATES
"THE TEAM YOU CAN TRUST"

BADERCOLLINS.COM

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