



**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 |        |



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