

# Berger Realty

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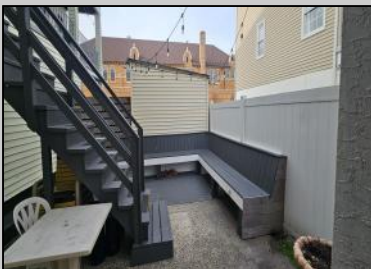
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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313 Glenwood  
Wildwood, NJ 08260

Asking \$183,000.00



## COMMENTS

Are you seeking a turn-key investment opportunity, one that's been beautifully updated and near the beach? Check out Unit 209 at the Sunflower Beach Resort. This super cute efficiency unit is on the top floor looking out over the pool deck. The unit is freshly painted and features luxury vinyl plank flooring throughout. Tile back splash in the kitchen and tile surround porcelain tub in the bathroom. The Sunflower Beach resort is just a block and 1/2 to the beach and famous Wildwood Boardwalk. You'll also find the Dog park located off the boardwalk right off Glenwood Ave! Head a few blocks over to Pacific Avenue where you'll find Restaurants, bars and the J Byrne Plaza with outdoor festivals. The property has on-site management; however, you're not required to use them or go into a rental pool. You can rent on your own or use it for yourself as often as you'd like. Now's the time to get in and start securing your rental income for 2025. Each Unit is getting New exterior chairs and Lounge chairs on the Sundeck. HOA Covers Water, Sewer, All electric, Wi-Fi/Internet and Building Insurance.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car	Kitchen	Microwave Oven
	Assigned Parking		Refrigerator
			Cooktop

## AlsoIncluded



Heating  
Space/Wall/Floor  
Cooling  
Wall Air Conditioning  
HotWater  
Electric  
Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
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