

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**204 Wildwood**  
**Cape May Court House, NJ 08210**

**Asking \$469,900.00**



## COMMENTS

This unique offering presents an excellent opportunity for those seeking a solid investment or a great start for someone looking to build equity and generate extra income. Whether you're just beginning your real estate journey or seeking supplemental cash flow to help with mortgage payments, this property has great potential. The main house is a charming 3-bedroom raised ranch, featuring a spacious living room, an eat-in kitchen, and a convenient laundry room. The main bathroom is currently undergoing a full renovation, with new flooring, tile, and a vanity. It will be completed within the next month, and photos will be updated as construction progresses. The home sits on a generous lot, offering over 1,100 square feet of living space. Major upgrades were made in 2021 including new windows, a new roof, and updated electrical system. This year, the property was freshly painted, the bathroom is being fully renovated, and new flooring and carpeting will be installed throughout. The back unit is currently tenant-occupied with a lease running through 9/30/2025. A copy of the lease is available in the associated documents for review. Don't miss this rare chance to own two properties with income potential in one convenient package!

## PROPERTY DETAILS

ParkingGarage	OtherRooms	Basement	Heating
Stone Driveway	Living Room	Crawl Space	Electric
	Kitchen		Baseboard
	Eat In Kitchen		
	Breakfast Nook		
	Laundry Full Bath		



Ask for Brian Kolmer

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