



**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 and floored. 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/Utility Room		
	Ask for Michael Devlin		
	Berger Realty Inc.	Water	Sewer
	3160 Asbury Avenue, Ocean City	Private	Public
	Call: 609-399-0076		
	Email to: msd@bergerrealty.com		

