

Berger Realty

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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



106 19
North Wildwood, NJ 08260

Asking \$799,900.00



COMMENTS

Nestled in the heart of North Wildwood, this income-producing top and bottom duplex is a fantastic investment opportunity just a short walk from the beach. Each unit offers 3 bedrooms and 1 bathroom, featuring newly updated kitchens, LVP flooring, and beautifully remodeled bathrooms with tiled floors and showers. Recent upgrades include new natural gas hot water baseboard heating throughout, new electric, and separate electric meters for added convenience. Enjoy the coastal breeze from the covered front porch or relax in the fenced backyard. The property also includes a garage for additional storage. With a strong rental history, this duplex generated \$79,914 from VRBO bookings and \$10,000 from a winter rental (January-May) in 2024, totaling \$89,914 in rental income—with even greater potential, as the property was left vacant during June for renovations. Don't miss this prime opportunity to own a high-income rental in a sought-after beachside location! Most of the drive way belongs to the property so there is ample room for parking. See survey in associated docs

PROPERTY DETAILS

| | | | |
|------------------|-------------------|-----------------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | AlsoIncluded |
| Patio | Garage | Living Room | Curtains |
| Deck | 2 Car | Dining Room | Shades |
| Porch | Concrete Driveway | Kitchen | Furniture |
| Fenced Yard | | Eat In Kitchen | |
| Storage Building | | Dining Area | |
| | | Laundry/Utility Room | |
| | | Storage Space | |
| | | Cooling | |
| | | Ceiling Fan | |
| | | Wall Air Conditioning | |
| | | | |



Ask for Denise Kelly
Berger Realty Inc.
3160 Asbury Avenue Ocean City
Call: 609-399-0076
Email to: dlk@bergerrealty.com



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