

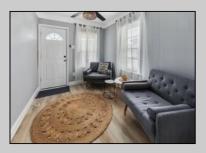


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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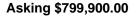














COMMENTS

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 Garage Patio Deck 2 Car Porch

Fenced Yard

Storage Building

Concrete Driveway

Living Room Dining Room Kitchen Eat In Kitchen Dining Area

OtherRooms

AlsoIncluded Curtains **Shades Furniture**

Laundry/Utility Room Ask for Mark Kolnatorage Space

Berger Realty Inc. Heating F. 55th St., Ocean City Gas Natural Bacalla 609-399-421 Wall Air Conditioning HoEMmair to: mkj@bergerrealty.com Multi-Zoned

Sewer City

