

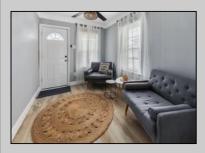


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com



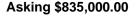














COMMENTS

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

OutsideFeatures
Patio
Deck
Porch
Fenced Yard

Storage Building

ParkingGarage Garage 2 Car Concrete Driveway

property details
age OtherRooms
Living Room
Dining Room
iveway Kitchen
Eat In Kitchen

Dining Area

AlsoIncluded Curtains Shades Furniture

Laundry/Utility Room
Ask for Sheilah Bateange Space

Berger Realty Inc
Heating Bay Avenue Cooling
Gas Natural
Basellia 609-391-1330all Air Conditioning
HoEwair to: sdb@bergerrealty.com
Multi-Zoned

Sewer City

