

# Berger Realty

Since 1928



Berger Realty, Inc.  
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115 A+B Allen  
North Wildwood, NJ 08260

Asking \$735,000.00



## COMMENTS

Oh, those Wildwood Days! A rare, rare opportunity to have your cake and eat it too. This North Wildwood Legal Duplex, with two separate apartments, but one entity of ownership. An investment that will give you freedom to own, rent out Air B&B to your heart's delight. There is no HOA, the tax records show this as a four bedroom/two bath single family home. Apartment 'B' on the second floor is just under 1200 sq.ft and leased to a solid, reliable, and quiet tenant. This lease must stay in place! The bottom main Apartment 'A' however is just over 1200 sq.ft and it can be yours to use for your own enjoyment or rent out and most enticingly Air B&B with no restrictions. This literally does not happen anymore, so it's time to seize the golden ring and cash in! The history of North Wildwood and especially originally incorporated as the borough of "Anglesea" in 1885. Wildwood is known for its white sandy beaches and world class Boardwalk. Well known for its celebrations throughout the summer. Irish Weekend, Mardi Gras, the Street Fair just to name a few. This home is located two blocks from the Anglesea Inlet Wall. It's just a short walk to the new bulkhead. The ramps have been created down to the water for some of the best saltwater fishing on the East Coast The owners have made many improvements through the years. Each apartment has generous sized bedrooms, plenty of closet space, and living room and eat-in kitchen. It's time to stay and play by the sea, and own your piece in history. This rare and usually unattainable opportunity is going to be caught just as quickly you can cast your fishing line.

## PROPERTY DETAILS

Other Rooms	Basement	Heating
Breakfast Room	Call for Joyce McMahon	Baseboard
Den/TV Room	Berger Realty Inc	Electric
Hot Water	3160 Asbury Avenue, Ocean City	
Electric	Call: 609-399-0076	
	Email to: jmm@bergerrealty.com	

