



302 Atlantic
 North Wildwood, NJ 08260

Asking \$699,777.00



302 Atlantic Avenue North Wildwood 5 Condo Units



COMMENTS

Amazing Location and Incredible opportunity to own 5 condos Just a short walk to the Seawall, Hereford Inlet and it rapidly expanding beaches as well as all of the dining and nightlife you have come to cherish in North Wildwood. Being Sold as 1 Parcel. What a Unique Opportunity and Tremendous Value. There are (4) 1 Bedroom Condos for sale in the Main House (2 on the 3rd Floor and 2 on the 4th floor). There is also a Very Large detached 2 Bedroom Cottage in the Rear as well. Total condo fee per month for the 5 units is \$630. Includes gas, water/sewer, cable, internet, liability insurance, flood for main building only and lawn care. The Total Tax bill for 5 units is 9590.73. All have separate electric and mini split systems for Year-Round Comfort. All currently tenant occupied with long standing tenants on month-to-month leases. Unit 7 will be rented to a traveling nurse for the summer at \$2000/month. Rear cottage \$1400/month. Units 6,8 are \$860/month each and #5 is \$875/month. Most likely looking for a cash buyer or a Buyer utilizing a local bank or Hard Money Lender. If I were Pricing these Units Individually, I would have the 1 Bedroom Year-Round Condos at \$150,000x 4 = \$600,000. The 2 Bedroom Cottage would be \$350,000 minimally. That Totals \$950,000. This is being sold for just under \$800,000. 4 Units on Top 2 Floors (5,6,7,8) & Cottage (1)



PROPERTY DETAILS

OutsideFeatures	OtherRooms	AlsoIncluded	Heating
Patio	Living Room	Blinds	Forced Air
Deck	Kitchen	Partial Furniture	
Enclosed/Cov. Patio	Dining Area		
Porch			
Cable TV			
Sidewalks			
Outside Shower			
Cooling	HotWater	Water	
Multi Zoned	Electric	City	

