

# Berger Realty

Since 1928



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

info@bergerrealty.com



**405 Wildwood**  
**Cape May Court House, NJ 08210**

**Asking \$1,471,000.00**



#### COMMENTS

INVESTOR OPPORTUNITY!! Package deal. Located at 405 N Wildwood Blvd right off the Garden State Parkway, the property is a former hotel that was converted to multifamily apartments. The property has been fully renovated including new mechanicals and is ready with 13 Market Rate apartments (11 efficiencies, 1 - one bed, 1 - three bed). The building's construction with all units being first floor walk-ins, having on-site laundry, and room for additional storage units will add to its appeal. This property will allow an investor to capture full market rents and add significant value through lease-up in a rental area with huge demand. N Wildwood Blvd benefits from its close proximity to North Wildwood's beaches and extended shoulder season to bolster Airbnb models. To the west, Burleigh is aggressively developing commercial real estate which may interest investors in also purchasing 401 N Wildwood Blvd on this same parcel. Netting 222' of frontage and 1.08 AC of dry land opens up a number of additional opportunities in a high traffic, high visibility area.

#### PROPERTY DETAILS

Heating	Cooling	Water	Sewer
Electric	Wall Air Conditioning	Well	Septic



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

