



**4401 Park  
Wildwood, NJ 08260**

**Asking \$949,500.00**



#### COMMENTS

Investor alert! This incredible income-producing property has so much to offer. Located on the corner of Park Blvd and Montgomery Ave in Wildwood, 4401-4403 Park Blvd boasts two commercial spaces, a warehouse, three rental units, a two-car garage, and off-street parking for 3+ vehicles. The largest of the two commercial spaces is currently occupied by a well-respected and long-standing local business. This professional office space with an attached warehouse has an ideal layout with an entryway off of Park Blvd, two separate office spaces, kitchenette, bathroom with steam shower, laundry, radiant heat, and air conditioning. The warehouse is accessible from inside this space and from the rear of the property. The second commercial space has a large open floor plan and a separate area in the back with a full bathroom, storage, and hookups for a full kitchen. This space has two entrances, one on Park and one on Montgomery, as well as heating and air conditioning. This space is a blank canvas with limitless potential! There are three rental units on the property with long-term tenants. Two of the rental units, one 2-bedroom and one 3-bedroom, are on the property's second floor. Both of these units are accessed through separate entrances at the rear of the property and each unit is equipped with a full kitchen, bathroom, and laundry. The third rental unit is located on the first floor, at the rear of the property, with a separate entrance on Montgomery Avenue. This unit is a 1-bedroom apartment with a full kitchen, bathroom, laundry, mini-split air conditioning, and radiant floor heat. Additionally, the two-car, two-door detached garage at the rear of the building is another rental unit opportunity on the property for additional income. This property's location is in an exceptionally accessible area of the island, with quick access to the bridge and a walk score of 84 to all the local amenities. Take advantage of this rare opportunity to own an income-producing mixed-use property in an area that is continuing to develop and grow in value. With 4 of the 6 rental units on the property occupied, you could begin bringing in passive income right away. If you're looking to build your portfolio, look no further!

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	Garage	Living Room	Slab
Storage Building	Attached	Kitchen	
Cable TV	Detached	Laundry/Utility Room	
	Concrete Driveway	Storage Space	
		Other	
Heating	Cooling	HotWater	Water
Radiant	Other	Gas	City

# Berger Realty

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Sewer  
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