

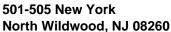


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$3,395,000.00













COMMENTS

Exceptional Investment Opportunity in Prime North Wildwood Location This expansive property spans an entire city block—approximately 25,000 square feet—offering unmatched potential in one of the most desirable areas of North Wildwood. The offering includes: 505 New York Avenue, featuring 9 rental units: 1 five-bedroom unit 1 three-bedroom unit 4 two-bedroom units 3 onebedroom units Eight of the nine units are currently rented year-round, providing steady and substantial income. 501 New York Avenue, a well-maintained duplex with two spacious threebedroom units. With 200 feet of frontage on New York Avenue, 150 feet along 6th Street, and 100 feet on 5th Street, the scale and layout of this property make it a rare find. Whether you\re an investor looking for immediate cash flow or a developer seeking a transformative project site, the possibilities here are extraordinary. Don\'t miss out on this rare full-block opportunity in North Wildwood—contact the listing agent today for more details.

PROPERTY DETAILS

OtherRooms InteriorFeatures Exterior ParkingGarage Wood/Frame 11 Or More Spaces Laundry Room **Elevator Pass** Living Space Available

Heating Gas Natural



Water Cooling HotWater Central Air Gas City Conditioning

Wall Air Conditioning Ask for Joan S. Spencer Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jss@bergerrealty.com