

# Berger Realty

Since 1928



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

info@bergerrealty.com



**501-505 New York  
North Wildwood, NJ 08260**

**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 one-bedroom 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 three-bedroom 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

Exterior Wood/Frame	ParkingGarage 11 Or More Spaces	OtherRooms Laundry Room	InteriorFeatures Elevator Pass Living Space Available
Heating Gas Natural Electric	Cooling Central Conditioning Wall Air Conditioning	HotWater Air Gas	Water City
Sewer City	Ask for Wendy Brown Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: wmb@bergerrealty.com		

