



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com

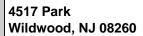
















## **COMMENTS**

Welcome to 4517 Park Blvd - a unique multi-family/mixed-use opportunity in the heart of Wildwood! Conveniently located just a few blocks off Rio Grande Avenue, this property offers easy access as soon as you enter the island. The layout includes two 1-bedroom, 1-bath units: on the first floor, a larger 2 bed, 1 bath unit on the second floor, and a detached rear cottage with its own 2-bedroom, 1-bath setup. This property also has a separate electric meter that provides power to a lishted sign on the roof which can provide additional income opportunity. This prime location puts you within walking distance to some of Wildwood's most popular attractions, including The Waterfront, MudHen Brewing Company, Maxwell Field, and Island Miniature Golf. Whether you\'re looking to invest, renovate, or expand, the potential here is endless for investors, developers, or those seeking rental income. Don't miss this rare opportunity to own a versatile property in one of the shore's most vibrant communities!

## **PROPERTY DETAILS**

OutsideFeatures	Heating	Cooling	HotWater
Deck	Gas Natural	Other	Electric
			Gas

Water Sewer City City



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

