

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4517 Park  
Wildwood, NJ 08260

Asking \$549,900.00



## 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 lighted 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 Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

