

# Berger Realty

Since 1920



Berger Realty, Inc.  
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**3400 Atlantic  
Wildwood, NJ 08260**

**Asking \$10,999,000.00**



## COMMENTS

Beach Terrace Motel in the heart of the Entertainment District on the Island of Wildwood. The property consists of 78 units which all are 2 room suites with 24 efficiencies. Included is a full-service Restaurant/Bar with Liquor License which seats 186 plus additional 399 seating for the restaurant. There is Pool, 2 elevators, Large Patio Deck, Cameras, Bar, Laundry etc. and Large Lobby. This location is front and center with all units directly across from the Beach & World Famous Boardwalk. Truly an exceptional piece of property with each unit having endless shore views. Ample Parking with total parking for approximately 160 cars. Recent Renovations: (2) New Elevators w/ cabs, steel work, and precast. Appointment necessary.

## PROPERTY DETAILS

|          |                       |                     |                    |
|----------|-----------------------|---------------------|--------------------|
| Exterior | OutsideFeatures       | ParkingGarage       | OtherRooms         |
| Concrete | Swimming Pool         | 11 Or More Spaces   | Office Space Avail |
| Metal    | Restrooms             | Off Street          | Laundry Room       |
|          | Sign                  | Assigned Parking    | Utility Room       |
|          | Fence                 | One Per Unit        | Public Restroom    |
|          | Security Light/System | Motel/Hotel         |                    |
|          |                       | Other (See Remarks) |                    |

|                  |                                |              |          |
|------------------|--------------------------------|--------------|----------|
| InteriorFeatures | Heating                        | Cooling      | HotWater |
| Display Window   | Gas Natural                    | Central      | Air Gas  |
|                  | Electric                       | Conditioning |          |
|                  | Head for Jeff Haas             | Ceiling Fan  |          |
|                  | Berger Realty Inc              | Multi-Zoned  |          |
|                  | 109 E 55th St., Ocean City     |              |          |
|                  | Call: 609-399-4211             |              |          |
|                  | Email to: jsh@bergerrealty.com |              |          |



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