



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





4701 Arctic Wildwood, NJ 08260

Asking \$1,250,000.00

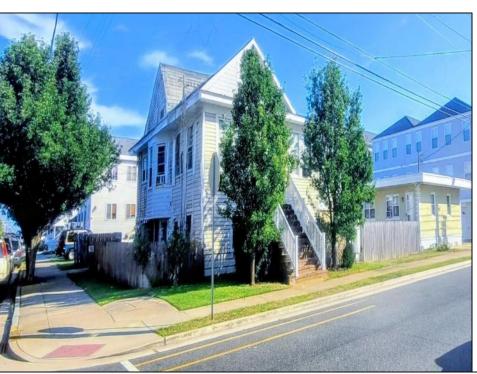












## **COMMENTS**

The fabulous corner property boasts a 100 x 103 lot. There are 2 buildings with a total of 9 apartments. The house in front is a Triplex and the rear building has 6 apartments. There are (3) 1-Bedroom units , (5) 2-Bedroom units and (1) 3-Bedroom unit. Fully rented, all Annual leases, all Rents are current, with a CAP rate of 6.2%. The current rents are below market value leaving room for a higher rent roll. Located 4 blocks to the beautiful Wildwood Beach, Boardwalk and Convention Center. Don\t miss this one, it\s a great catch!

PROPERTY DETAILS			
OutsideFeatures Patio Porch	OtherRooms Living Room	Heating Gas Natural	Cooling Wall Air Conditioning
Fenced Yard	Dining Room Kitchen	Electric	
HotWater	Water	Sewer	

City



City

Electric

Ask for Dale Collins
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dic@bergerrealty.com

Email to: djc@bergerrealty.com http://www.BADERCOLLINS.com

