

# Berger Realty

Since 1928



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



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gbc@bergerrealty.com

