

# Berger Realty

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Berger Realty, Inc.  
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**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        |                       |



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