

Berger Realty

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Berger Realty, Inc.
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4701 Arctic
Wildwood, NJ 08260

Asking \$1,250,000.00



COMMENTS

Fabulous corner property boasts a 100 x 103 lot. There are 2 buildings with a total of 9 apartments (16 bedrooms). The house in front is a 4Plex, the rear one-story building has 5 units. For a total of (1) 3 BR / 2BA, (5) 2 BR / 1BA, (3) 1BR / 1BA. Fully Rented with Leases and long term tenants. Rents are current, CAP rate 6.9%. Some 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 Tom Melchionni
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