

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

Fabulous corner property boasts 100 x 103 lot. There are 2 buildings with a total of 9 apartments. The house in front is a Triplex, rear building has 6 apartments. There is (1) 3-Bedroom unit, (5) 2-Bedroom units, (3) 1-Bedroom units. Fully Rented with Leases, Rents are current, CAP rate of 6.2%. 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 Yvonne Kuhn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: ymk@bergerrealty.com

