

# Berger Realty

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**5100 Atlantic**  
**Wildwood, NJ 08260**

**Asking \$4,200,000.00**



## COMMENTS

Prime investment opportunity in Wildwood – 5100 & 5200 Atlantic Ave. 5100 Atlantic Ave is a boutique 11-unit hotel, completely renovated in 2020, and 5200 Atlantic Ave is a 3-bedroom home with a 9-car parking lot, just 1.5 blocks from the boardwalk and beach. The hotel, known as 5100 Vacation Club, features fully furnished suites with stainless steel kitchens, private balconies, sleeper sofas, separate electric meters, professional fire/sprinkler systems, ADA access, an in-ground pool, outdoor lounge/BBQ areas, and a dedicated office structure. The 5200 Atlantic property currently serves as the owner's quarters, laundry, and storage but also offers strong redevelopment potential with a matching lot size. Seasonal revenues average \$420K with upside of \$150K by extending operations beyond Memorial Day to Labor Day, along with long-term value-add through future development. Additional potential includes utilizing the parking lot for a new build with ground-level parking and residential units above. Offered at \$4,899,000, the sale includes both properties, reservation inventory, furniture, fixtures, and equipment, with seller financing available for qualified buyers.

## PROPERTY DETAILS

|                  |            |              |            |
|------------------|------------|--------------|------------|
| ParkingGarage    | Heating    | Cooling      | Water      |
| 1 To 5 Spaces    | Forced Air | Central      | Air Public |
| Assigned Parking |            | Conditioning |            |

Sewer



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