

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



400 Spencer  
Wildwood, NJ 08260

Asking \$3,200,000.00



## COMMENTS

Rare offering in the heart of Wildwood – a well-maintained beach block property featuring an expansive parking lot with capacity for 80–100 cars plus a 3-bedroom, 2-bath year-round apartment with living room and kitchen. The apartment roof has been recently replaced, and the property has been kept in excellent condition, providing immediate rental income and strong holding potential. This site presents unlimited possibilities for developers and investors. Continue to operate the parking lot as a steady cash-flowing business while exploring plans for a future redevelopment project. Its location on the east side of Ocean Avenue offers direct proximity to the boardwalk, beach, and all of Wildwood's attractions—ideal for condos, multifamily residences, boutique lodging, or mixed-use concepts. With fabulous growth and redevelopment opportunities in Wildwood, this property is perfectly positioned for both short-term returns and long-term vision. Don't miss one of the last true beach block parcels of this size—an opportunity with endless potential.

## PROPERTY DETAILS

|                     |                       |                   |              |
|---------------------|-----------------------|-------------------|--------------|
| Exterior            | OutsideFeatures       | ParkingGarage     | OtherRooms   |
| Block               | Storage Building      | 11 Or More Spaces | Laundry Room |
| Concrete            | Security Light/System | Paved             | Utility Room |
| Wood/Frame          |                       |                   |              |
| Other (See Remarks) |                       |                   |              |



Heating  
Ask for John Greiner  
Electric  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jag@bergerrealty.com  
Sewer  
City

Cooling  
Central Air Conditioning

HotWater  
Electric

