

Berger Realty

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**3400 Boardwalk
Wildwood, NJ 08260**

Asking \$2,299,000.00



COMMENTS

3400 Boardwalk is located in an area that could be described as the Times Square of the Wildwood Boardwalk, directly across from Mariner's Pier. The property offers exceptional exposure with 30.9 feet of direct boardwalk frontage and an additional 54.3 feet along Cedar Avenue Boardwalk. The main draw to this investment is the \$140,000 NNN lease, which expires in 2027 and includes a five-year extension option. The property was formerly home to Harry's Corner and is now occupied by Wally's Restaurant. The unit also features the iconic Coca-Cola sign, a well-known landmark on the boardwalk that generates an additional \$15,000 in annual income through a lease agreement with Coca-Cola. At the asking price and under the current lease terms with the tenant and Coca-Cola, the property offers an investor a 6.74% return. Additionally, Unit 3J is available for \$714,000 and generates \$50,000 in annual rental income under the same lease terms with the same tenant, resulting in a 7% cap rate.

PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
1 To 5 Spaces	No Heating	Central	Air City
		Conditioning	
		Wall Air Conditioning	

Sewer
City



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