



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





3400 Boardwalk Wildwood, NJ 08260

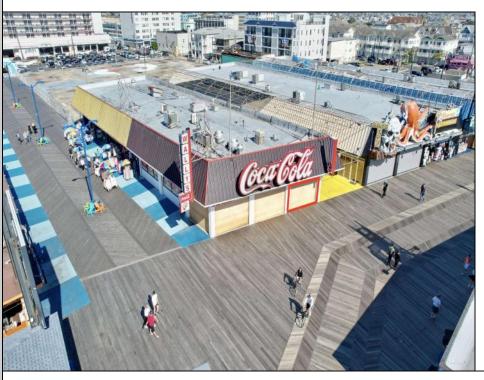
Asking \$714,000.00











## **COMMENTS**

This prime Wildwood Boardwalk unit boasts 16.1 feet of direct boardwalk frontage, offering unmatched visibility in one of the area's busiest and most visited locations, just steps from Mariner's Pier. The property is currently under a \$50,000 NNN lease, set to run through 2027 with a five-year extension option, making it a solid investment opportunity. Previously home to a basketball game, this space is now part of Wally's Restaurant. At the current asking price and under the existing lease, the property provides a 7% return for investors. Unit 3K is available for \$2,299,000 and generates \$155,000 in annual rental income, including \$140,000 from the same lease terms with the same tenant and \$15,000 from a Coca-Cola lease for the iconic sign, resulting in a 6.74% cap rate.

## **PROPERTY DETAILS**

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

Sewer City

