

Berger Realty

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Ocean 17
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**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



Ask for Troy Eggie
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