

# Berger Realty

Since 1920



Berger Realty, Inc.  
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**4314-20 Boardwalk  
Wildwood, NJ 08260**

**Asking \$7,500,000.00**



## COMMENTS

Exceptional Beachfront Investment & Redevelopment Opportunity – Wildwood Boardwalk Unrivaled location directly on the Wildwood Boardwalk—just 1,000 feet from the Convention Center—this rare mixed-use property spans over 28,000 sq. ft. of combined improvements and parking. The offering includes: Four fully-leased Boardwalk retail stores totaling approximately 8,400 sq. ft., providing immediate, stable cash flow. Three apartments (two efficiencies and one 2-bed/1-bath unit) offering additional year-round rental income. Public showers, lockers, garage, and utility storage areas—ideal for seasonal demand and operational support. A 20,000 sq. ft. parking lot with 91 spaces, an invaluable amenity in this high-traffic beachfront corridor. Situated in the heart of Wildwood's most vibrant destination, this property presents two exceptional paths for investors and developers: Continue as a high-yield income property with long-term tenants in place. Redevelop into a flagship beachfront hotel or mixed-use resort ideally positioned to serve the Convention Center and capitalize on the city's booming tourism economy. Opportunities of this scale, location, and flexibility are exceedingly rare. All showings by appointment only.

## PROPERTY DETAILS

|                |                                                           |                            |                        |
|----------------|-----------------------------------------------------------|----------------------------|------------------------|
| Exterior Block | ParkingGarage<br>11 Or More Spaces<br>Other (See Remarks) | OtherRooms<br>Retail Store | Heating<br>Gas Natural |
|----------------|-----------------------------------------------------------|----------------------------|------------------------|

Cooling



Water  
City

Sewer  
City

Ask for Margarita Kobilianets

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