



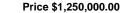
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

PROPERTY DETAILS

4701 Arctic, Wildwood, NJ, 08260





# Total Rooms Bedrooms 0 Baths Full 0 Baths Half 0 Year Built 1940 Type Apartment Block Number 60 Listing # 252454 Taxes 13228.00

### **COMMENTS**

Fabulous corner property boasts  $100 \times 103$  lot. There are 2 buildings with a total of 9 apartments. The house in front is a Triplex, rear building has 6 apartments. There is (1) 3-Bedroom unit, (5) 2-Bedroom units, (3) 1-Bedroom units. Fully Rented with Leases, Rents are current, CAP rate of 6.2%. Current rents are below market value leaving room for a higher rent roll. Lo...

PROPERTY FEATURES					
OutsideFeatures Patio Porch Fenced Yard	OtherRooms Living Room Dining Room Kitchen	Heating Gas Natural Electric	Cooling Wall Air Conditioning		
HotWater Electric	Water City	Sewer City			

### CONTACT

Scan to see Property page.



Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-412-6592 Email to: dph@bergerrealty.com







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PROPERTY DETAILS

Price \$1,250,000.00



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### PROPERTY FEATURES

OutsideFeatures	OtherRooms	Heating	Cooling
Patio	Living Room	Gas Natural	Wall Air Conditioning
Porch	Dining Room	Electric	
Fenced Yard	Kitchen		

# Water Sewer City City

## CONTACT

Scan to see Property page.



HotWater

Electric

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