



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



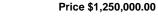
252454

13228.00

oc17@BergerRealty.com

PROPERTY DETAILS

4701 Arctic, Wildwood, NJ, 08260





Total Rooms Bedrooms Baths Full 0 **Baths Half** Year Built 1940 Type Apartment **Block Number** 60

COMMENTS

Taxes

Fabulous corner property boasts 100 x 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 Matthew Galownia **Berger Realty Inc** 1670 Boardwalk, Ocean City Call: 609-234-6472 Email to: gmj@bergerrealty.com







Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 <u>oc17@BergerRealty.com</u>



Price \$1,250,000.00

4701 Arctic, Wildwood, NJ, 08260

PROPERTY DETAILS



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

COMMENTS

Fabulous corner property boasts 100 x 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	OtherRooms	Heating	Cooling
Patio	Living Room	Gas Natural	Wall Air Conditioning
Porch	Dining Room	Electric	
Fenced Yard	Kitchen		

HotWater Water Sewer Electric City City

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