



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



Price \$1,250,000.00

<u>oc17@BergerRealty.com</u>

## 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 a 100 x 103 lot. There are 2 buildings with a total of 9 apartments (16 bedrooms). The house in front is a 4Plex, the rear one-story building has 5 units. For a total of (1) 3 BR / 2BA, (5) 2 BR / 1BA, (3) 1BR / 1BA. Fully Rented with Leases and long term tenants. Rents are current, CAP rate 6.9%. Some rents are below market value leaving ...

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 Linda Watts Berger Realty Inc** 1670 Boardwalk, Ocean City Call: 609-230-6595 Email to: Ijw@bergerrealty.com







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# PROPERTY DETAILS



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

## COMMENTS

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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		

HotWater Water Sewer Electric City City

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