

Berger Realty

Since 1926



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



4701 Arctic, Wildwood, NJ, 08260

Price \$1,250,000.00

PROPERTY DETAILS

Total Rooms	0
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	OtherRooms	Heating	Cooling
Patio	Living Room	Gas Natural	Wall Air Conditioning
Porch	Dining Room	Electric	
Fenced Yard	Kitchen		
HotWater	Water	Sewer	
Electric	City	City	

CONTACT



Ask for Mark Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-437-4142
Email to: mkj@bergerrealty.com

Scan to see Property page.



Berger Realty

Since 1926



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



4701 Arctic, Wildwood, NJ, 08260

Price \$1,250,000.00

PROPERTY DETAILS

Total Rooms	0
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	OtherRooms	Heating	Cooling
Patio	Living Room	Gas Natural	Wall Air Conditioning
Porch	Dining Room	Electric	
Fenced Yard	Kitchen		
HotWater	Water	Sewer	
Electric	City	City	

CONTACT



Ask for Mark Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-437-4142
Email to: mkj@bergerrealty.com

Scan to see Property page.

