

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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

The fabulous corner property boasts a 100 x 103 lot. There are 2 buildings with a total of 9 apartments. The house in front is a Triplex and the rear building has 6 apartments. There are (3) 1-Bedroom units , (5) 2-Bedroom units and (1) 3-Bedroom unit. Fully rented, all Annual leases, all Rents are current, with a CAP rate of 6.2%. The current rents are below market value ...

## 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 Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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

The fabulous corner property boasts a 100 x 103 lot. There are 2 buildings with a total of 9 apartments. The house in front is a Triplex and the rear building has 6 apartments. There are (3) 1-Bedroom units , (5) 2-Bedroom units and (1) 3-Bedroom unit. Fully rented, all Annual leases, all Rents are current, with a CAP rate of 6.2%. The current rents are below market value ...

## 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 Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.

