



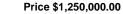
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

PROPERTY DETAILS

4701 Arctic, Wildwood, NJ, 08260





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

## **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

**Berger Realty Inc** 109 E 55th St., Ocean City Call: 609-425-8862

Email to: rpp@bergerrealty.com

Ask for Rodman Pierce



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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		

HotWater Water Sewer Electric City City

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