

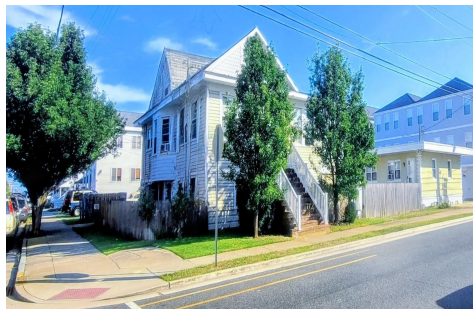


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



4701 Arctic, Wildwood, NJ, 08260

Price \$1,250,000.00



PROPERTY DETAILS

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	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 Tom Melchionni
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3160 Asbury Avenue, Ocean City
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Scan to see Property page.



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