

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



400 Spencer, Wildwood, NJ, 08260

Price \$3,200,000.00

## PROPERTY DETAILS

|              |                       |
|--------------|-----------------------|
| Total Rooms  |                       |
| Bedrooms     | 0                     |
| Baths Full   |                       |
| Baths Half   |                       |
| Year Built   |                       |
| Type         | Commercial/Industrial |
| Block Number | 139                   |
| Listing #    | 252840                |
| Taxes        | 17545.00              |

## COMMENTS

*Rare offering in the heart of Wildwood – a well-maintained beach block property featuring an expansive parking lot with capacity for 80–100 cars plus a 3-bedroom, 2-bath year-round apartment with living room and kitchen. The apartment roof has been recently replaced, and the property has been kept in excellent condition, providing immediate rental income and strong hol...*

## PROPERTY FEATURES

|                                                                                                   |                                                              |                                             |                                            |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------|--------------------------------------------|
| Exterior<br>Block<br>Concrete<br>Wood/Frame<br>Other (See Remarks)                                | OutsideFeatures<br>Storage Building<br>Security Light/System | ParkingGarage<br>11 Or More Spaces<br>Paved | OtherRooms<br>Laundry Room<br>Utility Room |
| InteriorFeatures<br>220 Volt Electricity<br>Living Space Available<br>Smoke/Fire Alarm<br>Storage | Heating<br>Electric<br>Solar                                 | Cooling<br>Wall Air Conditioning            | HotWater<br>Electric                       |
| Water<br>City                                                                                     | Sewer<br>City                                                |                                             |                                            |

## CONTACT



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-8891  
Email to: djz@bergerrealty.com

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