

# Berger Realty

Since 1928



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



3400 Boardwalk, Unit 3K, Wildwood, NJ, 08260

Price \$2,299,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   |          |
| Baths Half   | 1        |
| Year Built   |          |
| Type         | Retail   |
| Block Number | 187      |
| Listing #    | 253062   |
| Taxes        | 27034.00 |

## COMMENTS

3400 Boardwalk is located in an area that could be described as the Times Square of the Wildwood Boardwalk, directly across from Mariner's Pier. The property offers exceptional exposure with 30.9 feet of direct boardwalk frontage and an additional 54.3 feet along Cedar Avenue Boardwalk. The main draw to this investment is the \$140,000 NNN lease, which expires in 2027 and...

## PROPERTY FEATURES

|               |            |                          |       |
|---------------|------------|--------------------------|-------|
| ParkingGarage | Heating    | Cooling                  | Water |
| 1 To 5 Spaces | No Heating | Central Air Conditioning | City  |
|               |            | Wall Air Conditioning    |       |

Sewer  
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.



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