

# Berger Realty

Since 1926



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



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

Price \$714,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   |          |
| Baths Half   | 1        |
| Year Built   |          |
| Type         | Retail   |
| Block Number | 1.01     |
| Listing #    | 253064   |
| Taxes        | 12477.00 |

## COMMENTS

*This prime Wildwood Boardwalk unit boasts 16.1 feet of direct boardwalk frontage, offering unmatched visibility in one of the area's busiest and most visited locations, just steps from Mariner's Pier. The property is currently under a \$50,000 NNN lease, set to run through 2027 with a five-year extension option, making it a solid investment opportunity. Previously home...*

## PROPERTY FEATURES

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

Sewer  
City

## CONTACT



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-4492  
Email to: bf@bergerrealty.com

Scan to see Property page.



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