



4211 Ocean  
 Wildwood, NJ 08260

Asking \$6,999,900.00



**COMMENTS**

Beachfront Stores, Beach Block Motel and Parking Lot which consists of a 17 Unit Motel w/ a additional 2 bedroom owners quarters, 4 Boardwalk Stores which are leased, and a 29-spot parking Lot existing. Property has building approvals and CAFRA approvals for a 4- Story, 30 Unit Hotel Building with Parking Garage, Hotel Lobby, with Boardwalk Stores. (Artistic Renderings in Associated Docs.) New Units will be approximately 650 sq. ft., one-bedroom units, w/Pool. Current Valid CAFRA permit obtained along with City Approved Resolution for the 30 units. ASSOCIATE DOCS HAVE BUILDING RENDERINGS AND CITY RESOLUTION....

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Block	Sign	11 Or More Spaces	Office Space Avail
Concrete	Security Light/System	Off Street	Retail Store
Wood/Frame		One Per Unit	
		Motel/Hotel	
InteriorFeatures	Heating	Cooling	HotWater
220 Volt Electricity	Heat Pump	Wall Air Conditioning	Gas
Smoke/Fire Alarm	Space/Wall/Floor		
Storage			



Sewer  
 City Ask for Mary Kuchka  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mk@bergerrealty.com

