



**4002 Ocean  
Wildwood, NJ 08260**

**Asking \$4,999,000.00**



**COMMENTS**

4002 Ocean Ave. building 2 extension of \"Heart of Wildwood\" features 31 units including a closed office currently used for storage. Features include: 13 parking spots, swimming & baby pool, outdoor shower & bathroom, fire system, smoke detectors in all rooms & carbon monoxide detectors in all rooms fire pull system wall air conditioning with heat units, 1 ice machine (2) commercial washers & dryers, (2) coin operated washers & dryers, hydro jet boilers and inoperable camera system. 304-09 East Spencer Ave. \"The Flats\" features 4 units with kitchens, 30 parking spots, fire system, central air & heat, maintenance room, hot water heater gas ,door key system Both buildings have solar on the roof. Appointment is Necessary.

**PROPERTY DETAILS**

Exterior Block Concrete	OutsideFeatures Swimming Pool Restrooms Storage Building Sign Fence Security Light/System Solar Panels-Owned	ParkingGarage 11 Or More Spaces Off Street Paved Assigned Parking	OtherRooms Office Space Avail Utility Room Shower Room(s)
-------------------------	---	---	--

**InteriorFeatures**



Heating  
Hot Water

Cooling  
Wall Air Conditioning

HotWater  
Gas

Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com

Sewer  
City

