



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<br>Restrooms<br>Storage Building<br>Sign<br>Fence<br>Security Light/System<br>Solar Panels-Owned | ParkingGarage | 11 Or More Spaces<br>Off Street<br>Paved<br>Assigned Parking | OtherRooms | Office Space Avail<br>Utility Room<br>Shower Room(s) |
|----------------|----------|-----------------|--|---------------|--|------------|--|

### InteriorFeatures



Heating  
Hot Water

Cooling  
Wall Air Conditioning

HotWater  
Gas

Ask for Veronica "Ronni" Vetro  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: vrv@bergerrealty.com

Sewer  
City

