

# Berger Realty

Since 1928



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5202 Boardwalk  
Wildwood, NJ 08260

Asking \$307,777.00



## COMMENTS

Amazing opportunity to Own a Storefront on the World Famous Wildwood Boardwalk. The Shops at Ocean Towers offers a perfect locale for So many reasons. 1. You have 7 floors of Residential Beach living just upstairs. Not only in the North Building, but in the South Tower as well. 2. Located a Block from the end of the Boardwalk, you are often the 1st Shop hit in the evening as well as the last. 3. You are the last stop for the tramcar before they make their turnaround. Unit 9 is a 20x55 store that is currently being utilized as an arcade, but is zoned for so many other uses. This property is for sale individually or combined with units 10 and & 11. 10/11 is (2) 15x50 storefronts that are combined for 30x50. Unit 11 is an end unit as well further adding to its desirability. Units 10/11 will be listed for \$597,777. The entire package price is currently \$897,777. Yearly Condo fee for Unit 9 is 6498.85 and includes water/sewer, Master Flood and Liability insurance, maintenance trash and parking

## PROPERTY DETAILS

Exterior Block	OutsideFeatures Restrooms	ParkingGarage 1 To 5 Spaces Assigned Parking	OtherRooms Retail Store
InteriorFeatures Fire Sprinkler System Smoke/Fire Alarm	Heating No Heating	Cooling Central Conditioning	HotWater Air Other Hot Water



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