



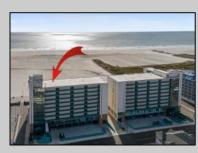
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5202 Boardwalk Wildwood, NJ 08260

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 | OutsideFeatures | ParkingGarage | OtherRooms |
| Block | Restrooms | 1 To 5 Spaces Assigned Parking | Retail Store |
| InteriorFeatures | Heating | Cooling | HotWater |
| Fire Sprinkler System | No Heating | Central | Air Other Hot Water |
| | Conditioning SeAsk for Phillip Bellucci CitBerger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com | | |