

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



5200 Boardwalk  
Wildwood, NJ 08260

Asking \$597,777.00



## 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. Units 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. You May Also Purchase with unit 9 for a total of \$897,777. Unit 9 bis for sale individually for \$307,777 Yearly Condo fee for Unit 10 is 6498.85 while unit 11 is 6313.17 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



Sewer  
CityAsk for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

