

# Berger Realty

Since 1928



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5204 Boardwalk  
Wildwood, NJ 08260

Asking \$295,000.00



#### COMMENTS

Amazing opportunity to own Wildwood Boardwalk Real Estate. Beach front commercial condo located at The Shops at Ocean Towers. Perfect location for your Boardwalk business. New Central Air, newly remodeled office, LED Lighting throughout and new remote control electric front gate. The Ocean Towers Complex is a well-maintained complex consisting of the North & South Towers with seven floors of residential beach front living condos, located at the south end of the famous Wildwood Boardwalk. Plenty of foot traffic in this location as well as being the tram car turning point location. Hurry to take advantage of this rare opportunity to own boardwalk real estate. Why Lease when you can own Boardwalk real estate? The monthly condo fee of \$568.65 includes water, sewer, Master Liability and Master Flood Insurance, maintenance, trash and parking.

#### PROPERTY DETAILS

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



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