

# Berger Realty

Since 1928



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



4401 Park, Wildwood, NJ, 08260

Price \$949,500.00

### PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  |           |
| Bedrooms     | 0         |
| Baths Full   | 0         |
| Baths Half   | 0         |
| Year Built   |           |
| Type         | Mixed Use |
| Block Number | 93        |
| Listing #    | 240772    |
| Taxes        | 10053.00  |

### COMMENTS

**Investor alert! This incredible income-producing property has so much to offer. Located on the corner of Park Blvd and Montgomery Ave in Wildwood, 4401-4403 Park Blvd boasts two commercial spaces, a warehouse, three rental units, a two-car garage, and off-street parking for 3+ vehicles. The largest of the two commercial spaces is currently occupied by a well-respected an...**

### PROPERTY FEATURES

|                  |                   |                      |          |
|------------------|-------------------|----------------------|----------|
| OutsideFeatures  | ParkingGarage     | OtherRooms           | Basement |
| Deck             | Garage            | Living Room          | Slab     |
| Storage Building | Attached          | Kitchen              |          |
| Cable TV         | Detached          | Laundry/Utility Room |          |
|                  | Concrete Driveway | Storage Space        |          |
|                  |                   | Other                |          |
| Heating          | Cooling           | HotWater             | Water    |
| Radiant          | Other             | Gas                  | City     |
| Sewer            |                   |                      |          |
| City             |                   |                      |          |

### CONTACT



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-741-7841  
Email to: jtn@bergerrealty.com

Scan to see Property page.



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