

# 5100 & 5200 ATLANTIC AVE

Vacation Club & House + Parking Lot



**kw** EMPOWER  
KELLERWILLIAMS.  
215-627-3500

\$4,150,000



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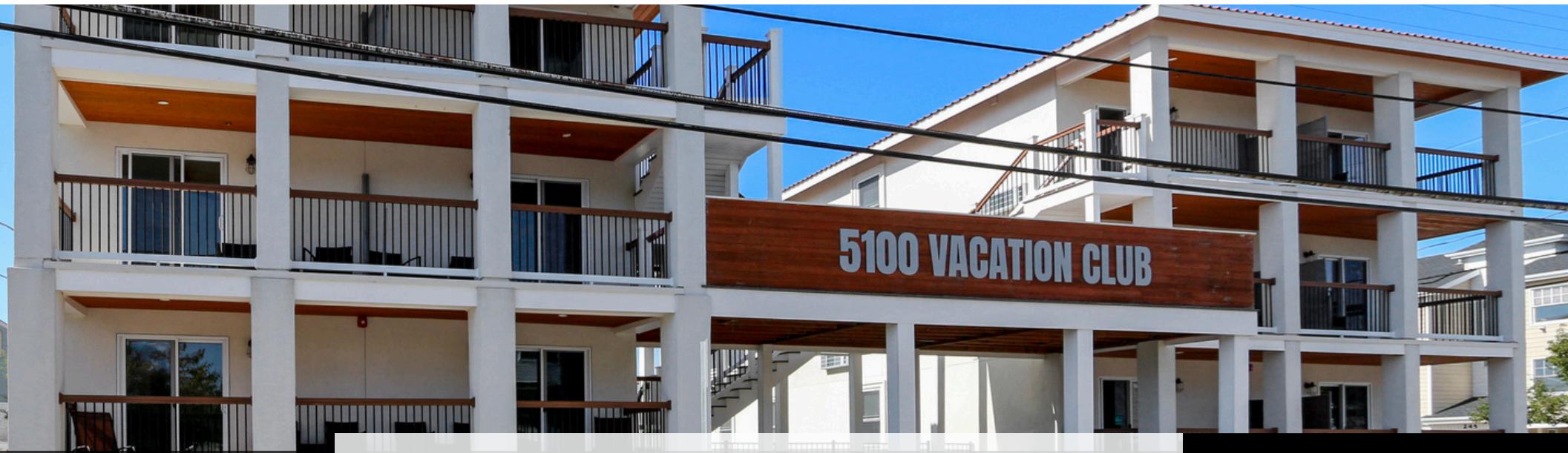
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## 5100 & 5200 ATLANTIC AVE

**\$4,150,000**

- 5100 Atlantic Ave – 5100 Vacation Club
- Boutique 11-unit hotel, fully renovated in 2020
- Furnished suites with stainless steel kitchens, balconies, sleeper sofas
- Separate electric meters, fire/sprinkler systems, ADA access
- Amenities: pool, outdoor lounge/BBQ areas, dedicated office

- 5200 Atlantic Ave – House & Parking Lot
- 3-BR home with garage, laundry, and 9-car parking lot
- Serves as owner's quarters, laundry, and storage
- Redevelopment potential with a matching lot size
- Location
- Just 1.5 blocks from the Wildwood Boardwalk & Beach





# PROPERTY HIGHLIGHTS

5100 ATLANTIC AVE (5100 VACATION CLUB)

- List Price: \$4,150,000
- 11-unit hotel, fully renovated in 2020.
- Unit Mix:  $10 \times 2\text{BR}/2\text{BA}$ ,  $1 \times 3\text{BR}/3\text{BA}$ .
- Features: Fully furnished suites, stainless steel kitchens, sleeper sofas, private balconies.
- Amenities: In-ground pool, outdoor lounge/BBQ areas, ADA access, professional fire/sprinkler systems, separate electric meters, office structure.
- Performance:  $\pm \$420,000$  seasonal revenue (with  $\pm \$150,000$  upside by extending operations).
- Includes: Furniture, fixtures, equipment, reservation inventory.
- Financing: Seller financing available for qualified buyers.



## PROPERTY HIGHLIGHTS

5200 ATLANTIC AVE (HOUSE & PARKING LOT)

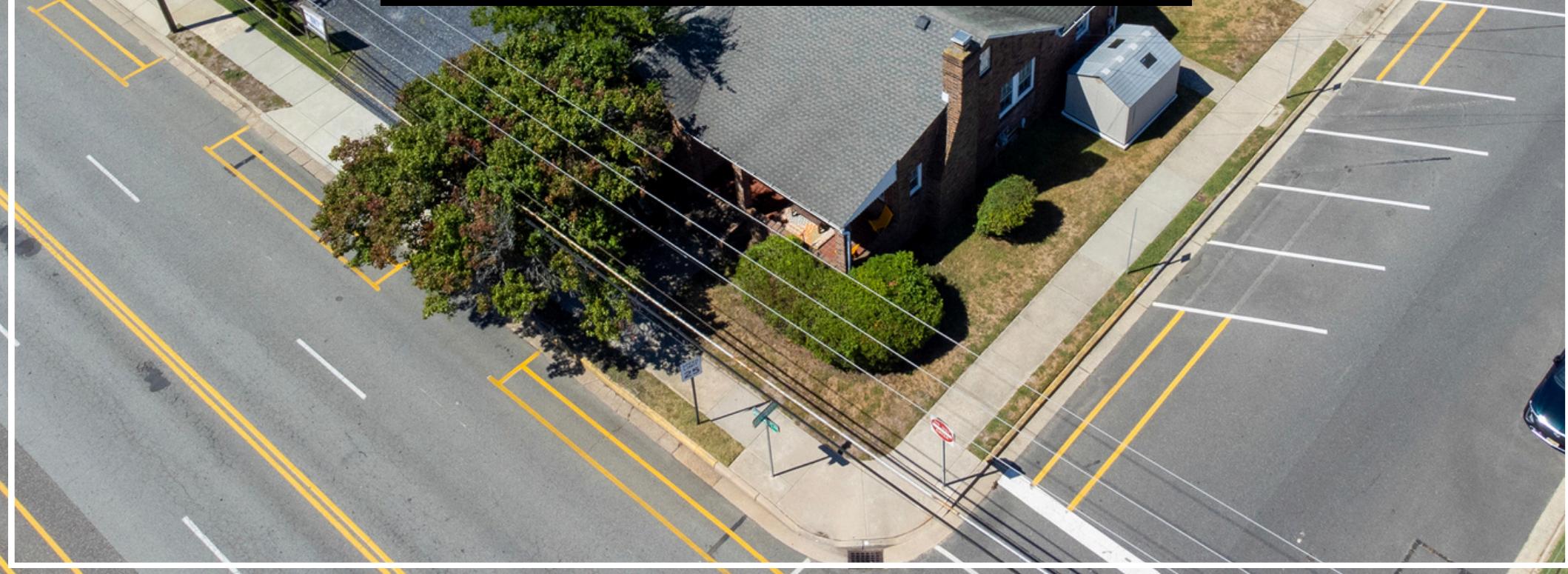


- 3-BR, 1.5-BA home with garage, driveway, professional laundry.
- 9-car parking lot.
- Current Use: Owner's quarters, laundry, storage for 5100.
- Redevelopment potential: Matching lot size to hotel.
- Development upside: Parking lot can support new build (ground-level parking + residential units above)





5200 ATLANTIC AVE (5100 VACATION CLUB)



# FINANCIALS

- Revenue: ±\$420,000 (Memorial Day–Labor Day).
- Upside: ±\$150,000 (extended season).
- Asking Price: \$4,150,000.



## MARKET OVERVIEW

- One of the Jersey Shore's most popular destinations, with 9M+ annual visitors.
- Drivers: 2.5-mile boardwalk, wide free beaches, Convention Center, seasonal festivals.
- Hospitality market: Strong demand, limited boutique hotel supply.
- Growth: Significant tourism economy with continued redevelopment interest.

# NEIGHBORHOOD OVERVIEW

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WILDWOOD, NJ

One of the Jersey Shore's most popular destinations, with 9M+ annual visitors.

Drivers: 2.5-mile boardwalk, wide free beaches, Convention Center, seasonal festivals.

Hospitality market: Strong demand, limited boutique hotel supply.

Growth: Significant tourism economy with continued redevelopment interest.



## BEACHES

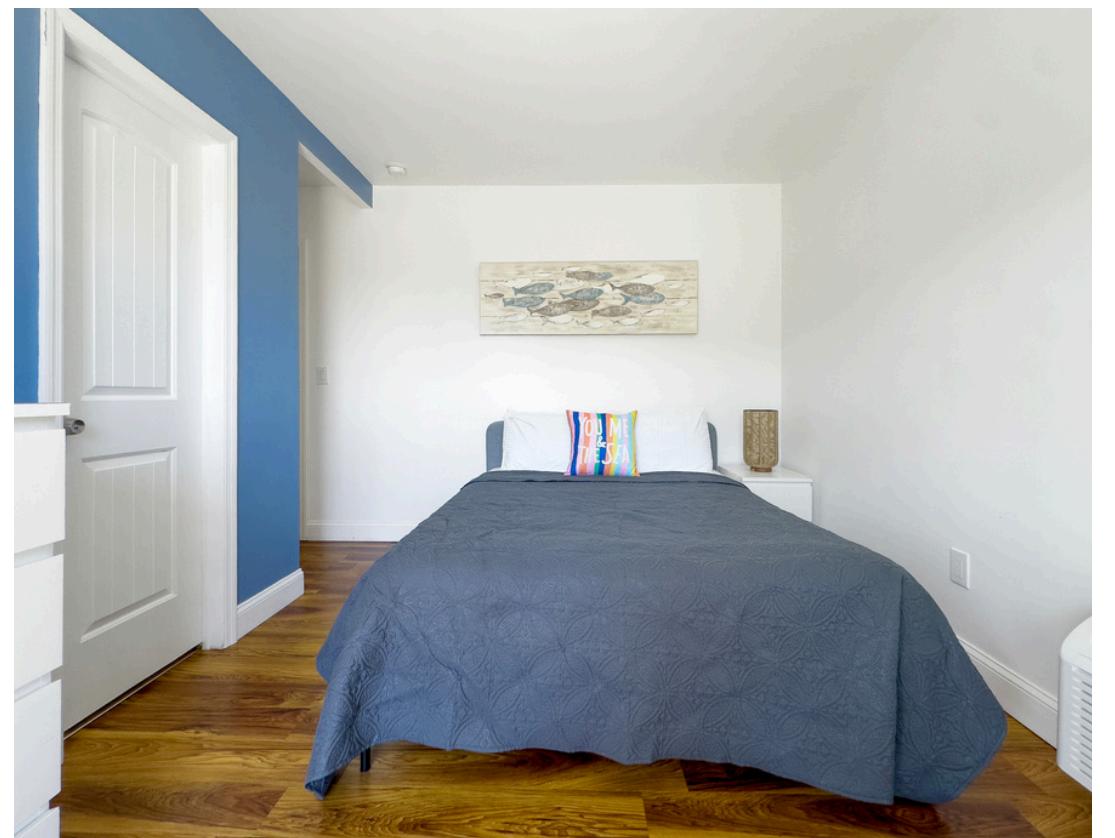
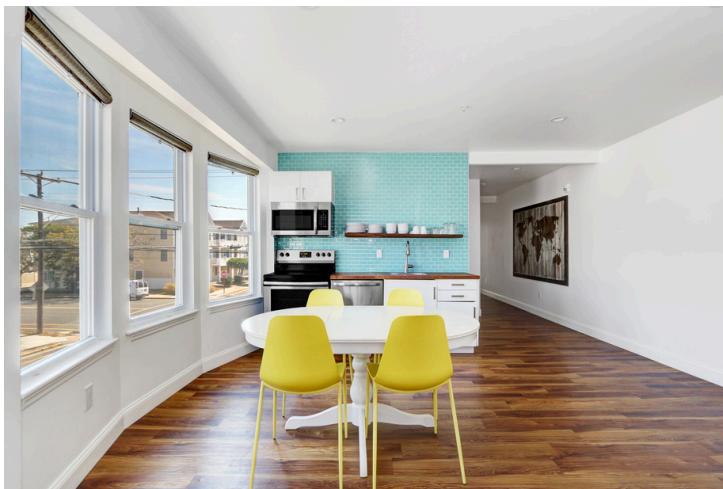
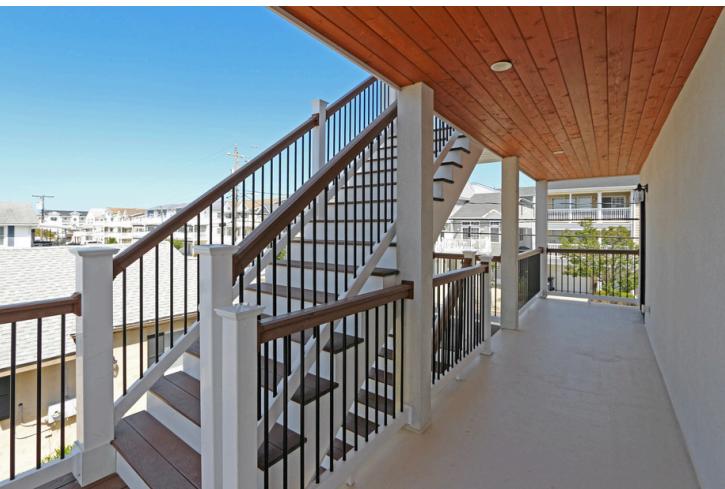
The beaches in Wildwood are some of the widest at the Jersey Shore and the beaches are free

## BOARDWALK

The boardwalk runs alongside the beach for just over a mile and a half. There is a convention center, amusement piers, movie theaters and tons of different shops and restaurants.

# 5100 ATLANTIC AVE

## UNIT PHOTOS



# 5200 ATLANTIC AVE

## HOUSE + PARKING LOT PHOTOS





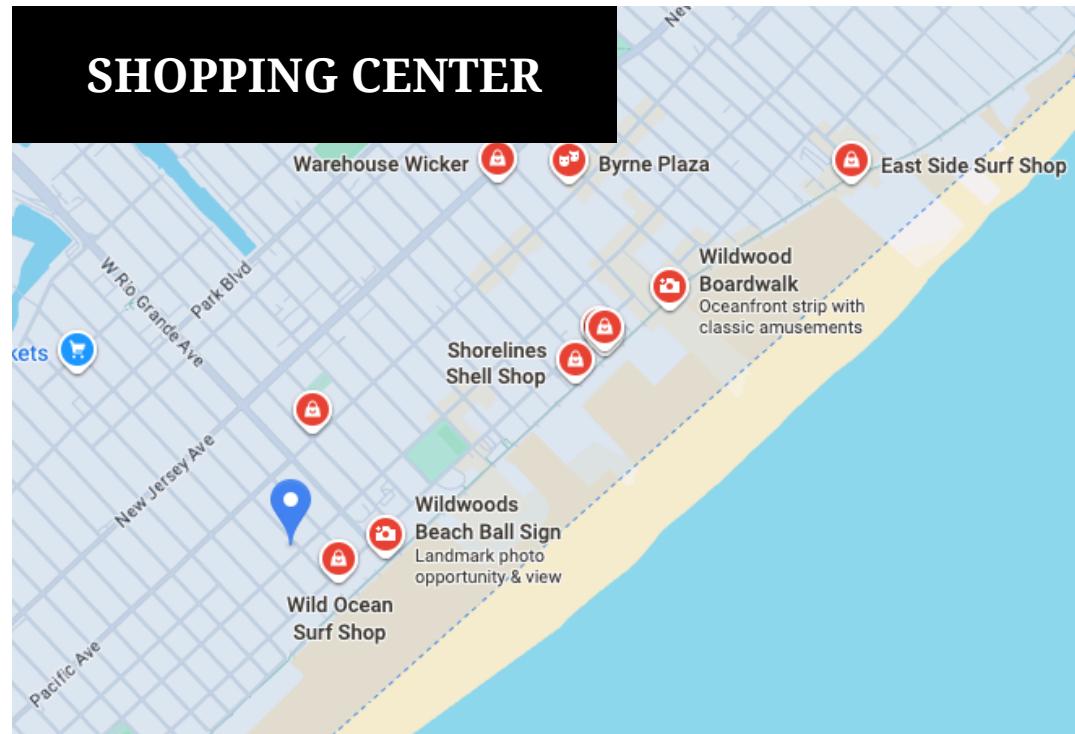
5200 ATLANTIC AVE

5100 ATLANTIC AVE

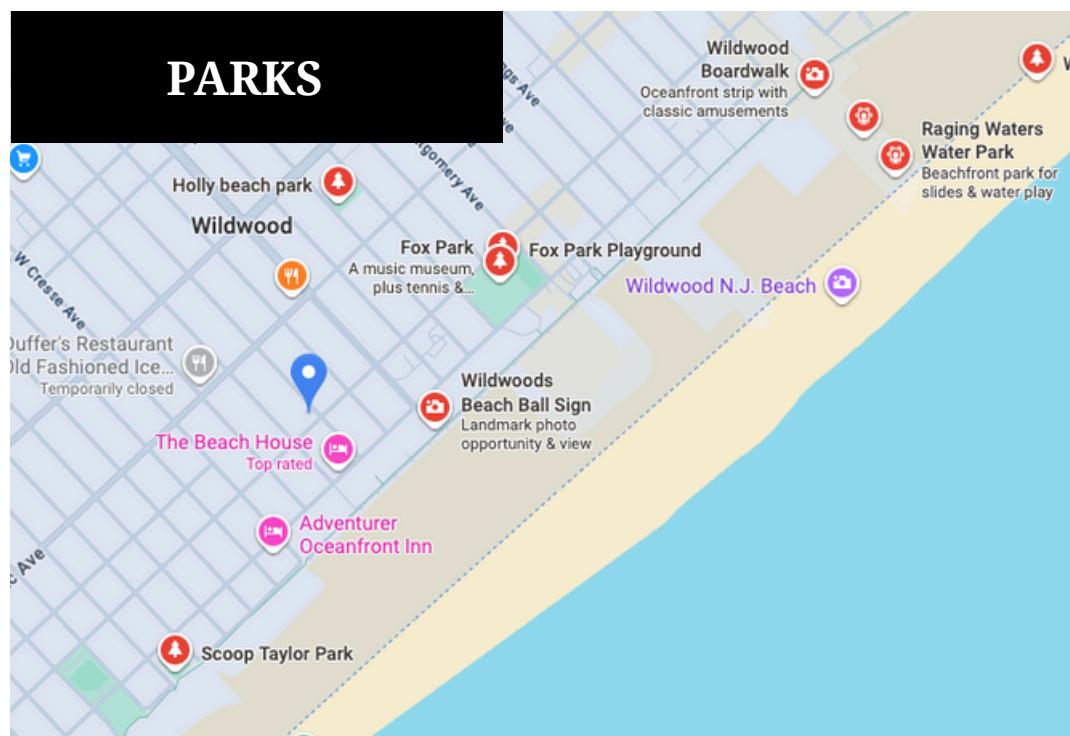
## RESTAURANTS NEAR THE AREA



## SHOPPING CENTER



## PARKS



**Walk Score**  
82 / 100  
Very Walkable



**Bike Score**  
72 / 100  
Very Bikeable

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