

# 5100 & 5200 ATLANTIC AVE

Vacation Club & House + Parking Lot



ELKAIM  
PROPERTY  
GROUP

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

\$4,150,000



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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 × 2BR/2BA, 1 × 3BR/3BA.
- 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: ±\$420,000 seasonal revenue (with ±\$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)



An aerial photograph of a coastal town. In the background, a large, multi-story hotel with a blue facade and many balconies sits on a hill overlooking the ocean. To the left of the hotel is a wide, sandy beach with some people and vehicles. In the foreground, there are several residential buildings. Two prominent white, three-story houses with red-tiled roofs and multiple balconies are in the lower right. To their left is a street intersection with a 'STOP' sign. Further back, there are more houses, some with swimming pools, and a parking lot. The ocean is visible in the distance under a clear blue sky.

5100 ATLANTIC AVE (5100 VACATION CLUB)





5200 ATLANTIC AVE (5100 VACATION CLUB)

This aerial photograph shows a residential complex, identified as 5200 Atlantic Ave (5100 Vacation Club). The complex features several multi-story buildings with light-colored siding and dark roofs. A central gravel parking lot contains a white pickup truck and a dark sedan. To the left of the parking lot is a swimming pool with lounge chairs. To the right is another swimming pool with blue lounge chairs. A brick building with a grey roof is situated near the bottom center, adjacent to a street with yellow parking lines. The area is surrounded by other residential buildings and greenery.



# 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





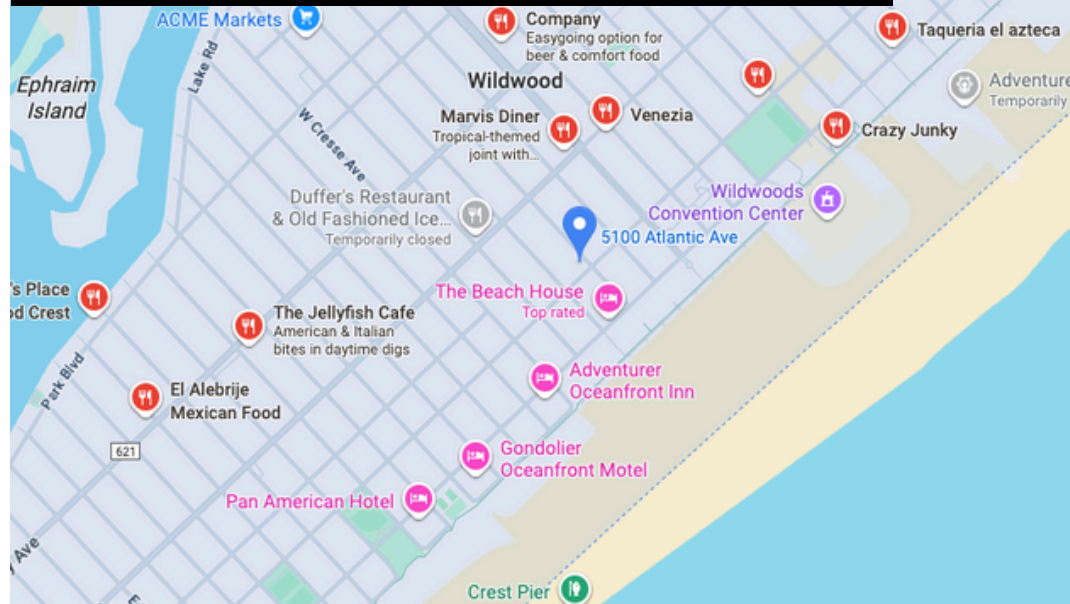


**5200 ATLANTIC AVE**

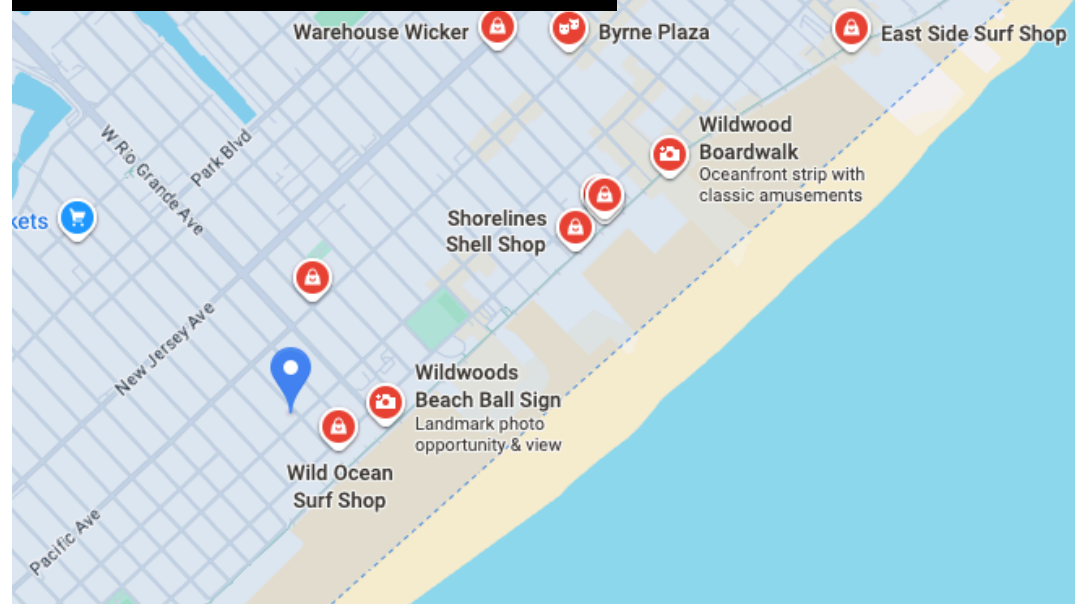
**5100 ATLANTIC AVE**



## RESTAURANTS NEAR THE AREA



## SHOPPING CENTER



## PARKS



### Walk Score

82 / 100

Very Walkable



### Bike Score

72 / 100

Very Bikeable



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