



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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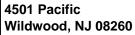














COMMENTS

This bright, sunny, and spacious commercial condo is located along the business district of Pacific Avenue, Wildwood, NJ. A unique find, this store has large front display windows with two glass front door entrances. Unit, 103, is located just 2 blocks from the Convention Center/Boardwalk/Beach, two doors down from Uncle Lou\'s Pancake House, and diagonally across the street from Duffinetti\'s Italian Restaurant. If you are looking for a first-story commercial condo for a construction office, professional office, retail store, co-op, yoga/exercise studio, photo studio, small furniture store, food market, etc., then now is the time to check out 4501 Pacific Avenue, Unit 103. Why pay rent when monthly mortgage payments could be lower than monthly rental payments? Check with your mortgage broker or bank for loan information. Commercial Condo fees - \$316.00 per month plus an additional \$26.00 for trash clean up from May through September (\$342.00). Attention potential buyers: You must undertake due diligence for your intended personal use. This involves thoroughly researching and investigating any factors that are significant to you. Be sure to contact the City of Wildwood to confirm that this property aligns with your particular needs and criteria. SUBJECT TO THIRD PARTY **APPROVAL**

PROPERTY	DETAILS

ParkingGarage Exterior OtherRooms **Brick Face** None Office Space Avail Coffee Shop Retail Store

Ask for Donna M. Drohan

Berger Realty Inc Cooling Bay Avenue HotWater Central Bay Avenue Electric Heating Forced Air CoCall 609-391-1330

Sewer City

Email to: dmd@bergerrealty.com



Asking \$179,850.00



InteriorFeatures

Display Window

Smoke/Fire Alarm

Restroom

Fire Sprinkler System