

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**4501 Pacific  
Wildwood, NJ 08260**

**Asking \$179,850.00**



## 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

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick Face	None	Office Space Avail	Display Window
		Coffee Shop	Fire Sprinkler System
		Retail Store	Restroom
			Smoke/Fire Alarm



Ask for Ellen L. Senft  
Berger Realty Inc  
Cooling  
Central  
Conditioning  
109 E 55th St., Ocean City  
Hot Water  
Air Electric  
Call: 609-399-4211  
Email to: els@bergerrealty.com

