Berger Realty
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Berger Realty, Inc.
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REALTOR

118 Rio Grande
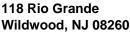## Wildwood, NJ 08260

Asking $1,425,000.00

COMMENTS

Opportunities Galore: MIXED USE Property. Keep it as is with the house & office. Convert the office to an apartment for rental income. Convert the office and make it part of a big 5 BR house. Mixed UseDOUBLE LOT zoned RESIDENTIAL and COMMERCIAL in the heart of Wildwood close to the beach. This large 80 x 100 lot is conveniently located in the heart of all that is happening in Wildwood on East Rio Grande Ave!! It is within easy walking distance to major restaurants and the beach. This is a large property that provides the homeowner with off street parking and privacy with a large fenced in backyard. The house occupies the second and third floors. The 2nd floor is where the large eat in kitchen, large living room, two bedrooms, bath and an additional sitting area are located. The finished attic occupies the 3rd bedroom, large closet and an abundance of storage. It is zoned GC (general commercial) and features a beautiful multi room office on the first floor with half bath, customer walk in access and convenient off street customer parking. This truly is a unique property for the homeowner and business owner looking to do it all at the shore! Property sold as is. Customer office entrance is in the front of the building….Owners entrance on the side of the building with additional parking spaces. Owners\' property disclosure form attached in the associated documents section. Owners\' property disclosure attached in associated docs.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
	Fenced Yard	3 Car	Kitchen
	Storage Building	Concrete Driveway	Den/TV Room
	Cable TV	4 car parking	Eat-In-Kitchen
	Outside Shower		
	AppliancesIncluded	Basement	
	Refrigerator	Full	
	Washer	Inside Entrance	
	Dryer	Plumbing	
	Stove Natural Gas	Masonry Floors/Wall	
Cooling	**HotWater**	**Water**	**Sewer**
Ceiling Fan	Gas- Natural	City	City

Ask for Mary Kuchka
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