



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



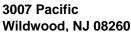












Asking \$574,777.00



4 BEDROOM TOWNHOUSE AND STOREFRONT 3007 Pacific Avenue Wildwood, NJ

## **COMMENTS**

Spectacular opportunity to own Beautiful Mixed Use Property on Pacific Avenue in the Wildwoods. The top floor is a 4 Bedroom 2.5 Bath 3 Story residency with decks on the front and the Rear. Feel free to use the Front reading room/office as a 5th Bedroom if you so desire. This home has been beautifully renovated and updated through the past few years. You'll love the open floor plan on the first floor and the 4 year old HVAC unit that provides Central air and Heat. The kitchen Living Room and Dining are all open allowing for great family gatherings. The 2nd Floor of the residence features 3 Bedrooms and 2 baths while the Top floor is a fantastic open Bedroom with Bunks and extra beds for all of the kids. There is a convenient 1/2 bath here as well. This layout is Perfect when its time for the parents to have a nightcap while the kids are out of earshot. The First Floor was being used as a mini market and has been updated as well. There is a Counter that will stay and an open floor plan that would be perfect for a coffee shop, office, luncheonette or office space. Are you a Small business owner looking to break into the shore market? This would be a perfect place to hang your Sign. Neither property currently has leases or tenants.

## **PROPERTY DETAILS**

OutsideFeatures OtherRooms AlsoIncluded Heating
Patio Living Room Shades Forced Air
Deck Dining Room Blinds
Fnclosed/Cov\_Patio\_ Kitchen Partial Furniture

Den/TV Room

Redisktifor/Ferrilham Ginn
Dining Age Realty Inc
Pantry
Lachto Ambury Avenue, Ocean City
Storal Sp. 29-0076
Othernail to: gmg@bergerrealty.com

https://www.ocnj.com HotWater Water Electric City

