

# Berger Realty

Since 1928



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

info@bergerrealty.com



**3007 Pacific  
Wildwood, NJ 08260**

**Asking \$599,777.00**



**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	
Enclosed/Cov. Patio	Kitchen	Partial Furniture	
	Den/TV Room		
	Reading Room		
	Dining Area		
	Pantry		
	Laundry/Utility Room		
	Storage		
	Other		
	HotWater	Water	
	Electric	City	



Ask for Marina Jamison  
Berger Realty Inc  
109 E 55th St, Ocean City  
NJ 08226  
Call: 609-399-4211  
Email to: mej@bergerrealty.com

