

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



4401 Park  
Wildwood, NJ 08260

Asking \$899,900.00



## COMMENTS

Incredible opportunity to own this 5 unit income producing property. Located across from Otten's Harbor with tons of visibility, this property is the ideal location for your business. The ground floor contains two commercial store front/office spaces. The space to the north is a huge open canvas that could accommodate many retail/office needs. This space has a private office to the rear, as well as a large half bath, laundry hook up, and radiant heat with separate meter. To the south of the frontage, is a huge office space, a large office/private gym area, kitchenette, a full bath with steam shower, radiant floor heat and central air. This office would be a perfect space for a contractor/owner operator that needs storage or warehouse space as there is direct access to a large warehouse space to the rear of the south unit. The warehouse space is accessible from the rear driveway/large truck door which would be perfect for many different business needs. Also, on the 1st floor to the rear is a 1BR/1 Bath residential unit complete with living room, full kitchen, washer/dryer, radiant floor heat and a mini split for air conditioning. Upstairs you will find a large 3 BR/1 Bath unit, with living room and eat in kitchen, washer and dryer, forced air heat and water views from the deck. Upstairs there is also a large 2BR/1 Bath unit with living room, huge eat in kitchen and also a water view from the rear deck.

## PROPERTY DETAILS

OutsideFeatures  
Storage Building  
Truck Door

ParkingGarage  
1 To 5 Spaces  
Off Street

OtherRooms  
Office Space Avail  
Retail Store

InteriorFeatures  
Living Space Available  
Restroom



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call 609-391-1330  
Email to: crf@bergerrealty.com

