

Berger Realty

Since 1928



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

info@bergerrealty.com



413 Spruce
North Wildwood, NJ 08260

Asking \$594,777.00



413 W SPRUCE AVENUE, NORTH
WILDWOOD

Commercial and Residential Property with 7 car
parking

COMMENTS

Amazing opportunity to Own Your Own Business and Have an additional residential 1 bedroom for your occupancy or for additional rental income. The First Floor is currently owner occupied and is an established hair salon that has been well established for many years. With 7 Car parking and an incredible amount of visibility, this location is truly a blessing for those looking to make an impression and draw traffic to your business. Just Feet to Wawa and Dairy Queen, you are certain to have millions of eyes on your establish. This Property was once a single Family with 3 Bedrooms and 1.5 baths and could easily be re-opened up to expose the internal Stairwell leading upstairs. The area where the Salon's reception area and Hair dryers are was once a wrap around porch. The Waiting room was once the Living room, The Cutting area was the Dining room and the Rear area the Kitchen. Upstairs was 3 bedrooms and 1 bath. The commercial 1/2 bath has plenty of room to upgrade to a Full 2nd Bathroom. This is an extremely Rare chance for a mixed use property in North Wildwood with parking. Perfect for a Contractor looking to establish their business at the Shore, Keep as a salon, Real Estate office or much more. Please note that a change of use may require a variance by the city of N Wildwood

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	Black Top Driveway	Living Room	Crawl Space
Porch		Dining Room	
Cable TV		Kitchen	
		Den/TV Room	
		Dining Area	
		Pantry	
		Laundry/Utility Room	
		Great Room	
		Bedroom	
		Bathroom	
		Staircase	
		Walk In Closet	
		Central Air Conditioning	
		Gas	



City

Ask for Brian Kolmer
Berger Realty Inc.
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: bk@bergerrealty.com
Wall Air Conditioning Gas

