

# Berger Realty

Since 1928



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**413 Spruce**  
**North Wildwood, NJ 08260**

**Asking \$599,777.00**



**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.

## 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               |             |
|                 |                    | Bath                  |             |
|                 |                    | Wall Air Conditioning |             |
|                 |                    | Gas                   |             |



City

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