

# Berger Realty

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710-712 New Jersey  
North Wildwood, NJ 08260

Asking \$699,900.00



## COMMENTS

TWO (2) COMMERCIAL STORES in North Wildwood w/ (2) Exterior Rear Garage Doors for Delivery access. One Store Front has approx. 550 sq ft. and the other Store Front has approx. 680 sq ft. Additionally, each Store Front has 25 Feet of Window Frontage on New Jersey Avenue. Currently, there is a Private Office w/ (2) rear open workspaces totaling approx. 2100 sq ft. w/ 10 ft. ceilings throughout. Throughout the property are Steel Trusses and Vertical Natural Gas Heaters. Each Store Front area has (2) Half Bathrooms as well. Renovations for new build outs will be needed. This is an AS IS Sale...The property as a whole was previously used as 3 Commercial Spaces. Property Zoned GB.. Existing Business not included. Easy to Show.

## PROPERTY DETAILS

|                     |                            |                    |                               |
|---------------------|----------------------------|--------------------|-------------------------------|
| Exterior Block      | OutsideFeatures Truck Door | ParkingGarage None | OtherRooms Office Space Avail |
| Brick Face          | Sign                       |                    | Retail Store                  |
| Concrete            |                            |                    | Utility Room                  |
| Other (See Remarks) |                            |                    |                               |

|                                 |                     |                             |              |
|---------------------------------|---------------------|-----------------------------|--------------|
| InteriorFeatures Display Window | Heating Gas Natural | Cooling Other (See Remarks) | HotWater Gas |
| Restroom                        | Space/Wall/Floor    |                             |              |
| Smoke/Fire Alarm                |                     |                             |              |



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