

Berger Realty

Since 1928



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

info@bergerrealty.com



**4501 Pacific
Wildwood, NJ 08260**

Asking \$179,950.00



COMMENTS

LOCATION, LOCATION, LOCATION - This commercial condo is just 2 blocks from the beach, boardwalk, and Convention Center. It is located along the business district of Pacific Avenue, catty-cornered from the well-known Duffinetti's Italian Restaurant, and a few buildings down from the famous Uncle Lou's Pancake House. The storefront showcases large display windows and 2 glass-view entrance doors. This commercial condo is the **LOWEST PRICED** commercial property on Pacific Avenue. Call today for your tour of this diamond in the rough. Condo fees are \$316 per month plus an additional \$26.00 for trash clean up from May through September (\$342.00). **ATTENTION POTENTIAL BUYERS:** You must undertake due diligence for your intended personal Use. This involves thoroughly researching and investigating any factors that are significant to you. **THIS PROPERTY IS BEING SOLD "AS IS."** **INSPECTIONS ARE FOR PERSONAL USE ONLY.** The air conditioning unit is not in working condition.

PROPERTY DETAILS

| | | | |
|----------------------|-------------------------|-----------------------|--|
| Exterior Concrete | OutsideFeatures Sign | ParkingGarage None | OtherRooms Office Space Avail Retail Store |
|----------------------|-------------------------|-----------------------|--|

| | | | |
|--|--|------------------------------------|--------------------------|
| InteriorFeatures 220 Volt Electricity Display Window | Heating Electric Forced Air Hot Water | Cooling Central Conditioning | HotWater Air Electric |
|--|--|------------------------------------|--------------------------|



Ask for Cynthia Henes
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: cah@bergerrealty.com

