

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
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 John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Sewer
Public
Call: 609-391-1330
Email to: jtn@bergerrealty.com

