

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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**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<br>Concrete | OutsideFeatures<br>Sign | ParkingGarage<br>None | OtherRooms<br>Office Space Avail<br>Retail Store |
|----------------------|-------------------------|-----------------------|--------------------------------------------------|

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



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