

# Berger Realty

Since 1928



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

✉ [oc17@BergerRealty.com](mailto:oc17@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 Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Sewer  
Public  
Call: 609-391-0500  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

