

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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<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                         |



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Sewer  
Public  
Call: 609-399-0076  
Email to: srs@bergerrealty.com

