

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**4207 Pacific**  
**Wildwood, NJ 08260**

**Asking \$699,000.00**



## COMMENTS

Three units for the price of one! This is a unique investment opportunity in Wildwood's business district, just 2 blocks from the beach and boardwalk. The main unit is an open commercial space currently being used for storage and has 2 large display windows ideal for storefront usage. The second unit is a 1 bedroom 1 bathroom apartment located in the rear of the building, with private access to the backyard. The third unit is a 3 bedroom, 1 bathroom apartment located on the second floor, which has private access from the front of the building. Whether you're looking to maximize cash flow potential, or a combination of business space and personal residency, be sure to consider this property.

## PROPERTY DETAILS

|                        |                                    |                                      |                                                                            |     |
|------------------------|------------------------------------|--------------------------------------|----------------------------------------------------------------------------|-----|
| Exterior<br>Brick Face | InteriorFeatures<br>Display Window | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central<br>Conditioning<br>Ceiling Fan<br>Wall Air Conditioning | Air |
| HotWater<br>Gas        | Water<br>City                      | Sewer<br>City                        |                                                                            |     |



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