

# Berger Realty

Since 1928



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

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



4207 Pacific Ave  
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 | InteriorFeatures<br>Display Windows<br>Smoke/Fire Alarm | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central |
| HotWater<br>Gas   | Water<br>Public                                         | Sewer<br>Public Sewer                |                                      |



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

