

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



118 Rio Grande, Wildwood, NJ, 08260

Price \$1,425,000.00

### PROPERTY DETAILS

Total Rooms	10
Bedrooms	3
Baths Full	1
Baths Half	1
Year Built	0
Type	Single Family
Block Number	40
Listing #	240028
Taxes	9493.00

### COMMENTS

*Opportunities Galore: MIXED USE Property. Keep it as is with the house & office. Convert the office to an apartment for rental income. Convert the office and make it part of a big 5 BR house. Mixed UseDOUBLE LOT zoned RESIDENTIAL and COMMERCIAL in the heart of Wildwood close to the beach. This large 80 x 100 lot is conveniently located in the heart of all that is happen...*

### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Patio Fenced Yard Storage Building Cable TV Outside Shower	ParkingGarage Parking Pad 3 Car Concrete Driveway 4 car parking	OtherRooms Living Room Kitchen Den/TV Room Eat-In-Kitchen Storage Attic
InteriorFeatures Wood Flooring	AppliancesIncluded Refrigerator Washer Dryer Stove Natural Gas	Basement Partial Inside Entrance Plumbing Masonry Floors/Wall	Heating Gas Natural Radiator Radiant Hot Water
Cooling Ceiling Fan	HotWater Gas- Natural	Water City	Sewer City

### CONTACT



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-545-0757  
Email to: ls@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



118 Rio Grande, Wildwood, NJ, 08260

Price \$1,425,000.00

### PROPERTY DETAILS

Total Rooms	10
Bedrooms	3
Baths Full	1
Baths Half	1
Year Built	0
Type	Single Family
Block Number	40
Listing #	240028
Taxes	9493.00

### COMMENTS

*Opportunities Galore: MIXED USE Property. Keep it as is with the house & office. Convert the office to an apartment for rental income. Convert the office and make it part of a big 5 BR house. Mixed UseDOUBLE LOT zoned RESIDENTIAL and COMMERCIAL in the heart of Wildwood close to the beach. This large 80 x 100 lot is conveniently located in the heart of all that is happen...*

### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Patio Fenced Yard Storage Building Cable TV Outside Shower	ParkingGarage Parking Pad 3 Car Concrete Driveway 4 car parking	OtherRooms Living Room Kitchen Den/TV Room Eat-In-Kitchen Storage Attic
InteriorFeatures Wood Flooring	AppliancesIncluded Refrigerator Washer Dryer Stove Natural Gas	Basement Partial Inside Entrance Plumbing Masonry Floors/Wall	Heating Gas Natural Radiator Radiant Hot Water
Cooling Ceiling Fan	HotWater Gas- Natural	Water City	Sewer City

### CONTACT



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-545-0757  
Email to: ls@bergerrealty.com

Scan to see Property page.

