

# Berger Realty

Since 1928



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**4501 Pacific  
Wildwood, NJ 08260**

**Asking \$175,000.00**



## COMMENTS

This bright, sunny, and spacious commercial condo is located along the business district of Pacific Avenue, Wildwood, NJ. Enjoy the beautiful large front display windows with two glass front door entrances. This Unit, 103, is located just 2 blocks from the Convention Center/Boardwalk/Beach, two doors down from Uncle Lou's Pancake House and across the street from Duffinetti's Italian Restaurant. What a convenient location for a construction office, professional office, retail store or even a Co-Op! Check out this great opportunity on the newly paved and improved Pacific Avenue in Wildwood, NJ. Why pay rent when monthly mortgage payments could be lower than monthly rental payments? Check with your mortgage broker or Bank today for loan information. Condo fees - \$263.00 per month plus an additional \$26.00 for trash clean up May through September. Don't delay, call today for your tour of this unique and affordable commercial condo. Attention potential buyers: It is crucial that you undertake due diligence for your intended personal use. This involves thoroughly researching and investigating any factors that are significant to you. Be sure to reach out to the local township to confirm that this property aligns with your particular needs and criteria. **SUBJECT TO THIRD PARTY APPROVAL**

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick Face	None	Office Space Avail	220 Volt Electricity
		Retail Store	Display Window
			Fire Sprinkler System
			Restroom
			Smoke/Fire Alarm
			
<p>Ask for John Andrews Berger Realty Inc 1670 Boardwalk, Ocean City Cooling Call: 609-391-0500 Hot Water Central Air Electric Emailing: <a href="mailto:ja@bergerrealty.com">ja@bergerrealty.com</a></p>			
			