



301-319 Spruce  
 North Wildwood, NJ 08260

Asking \$3,000,000.00



### COMMENTS

Attention Developers and Investors -- a truly unique opportunity with endless possibilities! Currently consisting of 4 single-family dwellings and the longtime commercial landmark, Henri J Automotive Repair, this property is situated on 4 separately-deeded lots and is limited only by your imagination. Renovate the existing improvements or develop a new commercial project. Previous underground tanks on the commercial property have been removed, any necessary remediation completed and a No Further Action letter issued. Properties are being sold strictly As-Is.

### PROPERTY DETAILS

Exterior	OutsideFeatures	InteriorFeatures	Heating
Other (See Remarks)	Other (See Remarks)	Other (See Remarks)	Electric No Heating
Cooling	HotWater	Water	Sewer
Other (See Remarks)	Electric	City	City



Ask for Susan Goetz  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: goe@bergerrealty.com

