



417-433-439 Rio Grande  
 Wildwood, NJ 08260

Asking \$3,850,000.00



**COMMENTS**

The possibilities are endless with this approximately 1.6 Acre cleared lot. This location offers unparalleled exposure right at the newly renovated Gateway entrance to The Wildwoods! This property offers 480 feet of frontage on W. Rio Grande Avenue (with 5 existing curb cuts), 200 feet of frontage on Susquehanna Avenue and 210 feet of frontage on Taylor Avenue. Ingress/egress to both Taylor and Susquehanna Avenues all the way through to Rio Grande Avenue. New water and sewer installed before street was resurfaced. Take this opportunity to develop this property into the first thing thousands upon thousands of visitors see as they enter the Wildwoods!

**PROPERTY DETAILS**

|            |                     |          |       |
|------------|---------------------|----------|-------|
| Heating    | Cooling             | HotWater | Water |
| No Heating | Other (See Remarks) | None     | City  |
| Sewer      |                     |          |       |
| City       |                     |          |       |



Ask for John Sweeney  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jjs@bergerrealty.com

