



**118 Rio Grande  
 Wildwood, NJ 08260**

**Asking \$1,175,000.00**



**COMMENTS**

Do you want options? Then take a look at this large lot and property: Keep the house 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. This is a DOUBLE 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 happening in Wildwood on East Rio Grande Ave!! It is within easy walking distance to major restaurants and the beach. This is a large property that provides the homeowner with off street parking and privacy with a large fenced in backyard. The house occupies the second and third floors. The 2nd floor is where the large eat in kitchen, large living room, two bedrooms, bath and an additional sitting area are located. The finished attic occupies the 3rd bedroom, large closet and an abundance of storage. It is zoned GC (general commercial) and features a beautiful multi room office on the first floor with half bath, customer walk in access and convenient off street customer parking. This truly is a unique property for the homeowner and business owner looking to do it all at the shore! Customer office entrance is in the front of the building...Owners entrance on the side of the building with additional parking spaces. Owners' property disclosure form attached in the associated documents section. Owners' property disclosure attached in associated docs.

**PROPERTY DETAILS**

Exterior Vinyl	Outside Features Patio Fenced Yard Storage Building Cable TV Outside Shower	Parking/Garage Parking Pad 3 Car Concrete Driveway 4 car parking	Other Rooms Living Room Kitchen Den/TV Room Eat-In-Kitchen
Appliances Included Refrigerator Washer Dryer Stove Natural Gas	Basement Fireplace Inside Entrance Plumbing Masonry Floors/Wall	Water City	Sewer City
Cooling Ceiling Fan	Hot Water Gas- Natural		



Call for Barbara Vancelli  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: bav@bergerrealty.com

