Berger Realty
Since 1920

Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com

REALTOR

118 Rio Grande
Wildwood, NJ 08260

Asking $1,175,000.00

COMMENTS

Options, Option, Options: This is a MIXED USE Property that gives you OPTIONS. 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 Use 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! Property sold as is. 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.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Sign	1 To 5 Spaces	Office Space Avail	Living Space Available
	6 To 10 Spaces	Laundry Room	
	Off Street	Public Restroom	
	Paved		
Cooling		HotWater	
Attic Fan		Gas	
Water Softener Owned			

Ask for Thomas Byrne
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email: tom@bergerrealty.com

City