



**3007 Pacific  
 Wildwood, NJ 08260**

**Asking \$599,777.00**



**4 BEDROOM TOWNHOUSE AND STOREFRONT  
 3007 Pacific Avenue Wildwood, NJ**

**COMMENTS**

Spectacular opportunity to own Beautiful Mixed Use Property on Pacific Avenue in the Wildwoods. The top floor is a 4 Bedroom 2.5 Bath 3 Story residency with decks on the front and the Rear. Feel free to use the Front reading room/office as a 5th Bedroom if you so desire. This home has been beautifully renovated and updated through the past few years. You'll love the open floor plan on the first floor and the 4 year old HVAC unit that provides Central air and Heat. The kitchen Living Room and Dining are all open allowing for great family gatherings. The 2nd Floor of the residence features 3 Bedrooms and 2 baths while the Top floor is a fantastic open Bedroom with Bunks and extra beds for all of the kids. There is a convenient 1/2 bath here as well. This layout is Perfect when its time for the parents to have a nightcap while the kids are out of earshot. The First Floor was being used as a mini market and has been updated as well. There is a Counter that will stay and an open floor plan that would be perfect for a coffee shop, office, luncheonette or office space. Are you a Small business owner looking to break into the shore market? This would be a perfect place to hang your Sign. Neither property currently has leases or tenants.

**PROPERTY DETAILS**

|                     |                      |                   |            |
|---------------------|----------------------|-------------------|------------|
| OutsideFeatures     | OtherRooms           | AlsoIncluded      | Heating    |
| Patio               | Living Room          | Shades            | Forced Air |
| Deck                | Dining Room          | Blinds            |            |
| Enclosed/Cov. Patio | Kitchen              | Partial Furniture |            |
|                     | Den/TV Room          |                   |            |
|                     | Reading Room         |                   |            |
|                     | Dining Area          |                   |            |
|                     | Pantry               |                   |            |
|                     | Laundry Utility Room |                   |            |
|                     | Storage Space        |                   |            |
|                     | Other                |                   |            |
|                     | HotWater             | Water             |            |
|                     | Electric             | City              |            |



Ask for Leon Grisbaum  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to:

