



**3311 New Jersey  
 Wildwood, NJ 08260**

**Asking \$499,900.00**



**COMMENTS**

Current Commercial Office building that consists of two (2) floors with Central Air & Heat. Over 2100 sq ft on each floor. First Floor has Entry Foyer/Lobby w/ (4) Private Offices, (1) Large Conference Room, Walk Inn Safe Room, & two (2) half bathrooms. 2nd Floor consists of interior stairs with Foyer/Lobby area w/ (4) Private Offices, Soundproof Room, and Full bath w/shower. Plenty of closets, shelf, & storage space throughout. Over 40+ off street parking spots unassigned. Vacant. Easy to Show.

**PROPERTY DETAILS**

|                  |                     |                 |                                    |               |  |            |                                 |
|------------------|---------------------|-----------------|------------------------------------|---------------|--|------------|---------------------------------|
| Exterior Block   | Concrete Wood/Frame | OutsideFeatures | Sign Security Light/System         | ParkingGarage | 11 Or More Spaces Off Street Paved           | OtherRooms | Office Space Avail Utility Room |
| InteriorFeatures | Restroom            | Heating         | Gas Natural Forced Air Multi-Zoned | Cooling       | Central Conditioning Ceiling Fan Multi-Zoned | HotWater   | Air Electric                    |



Sewer City  
 Ask for J.K. Hepner, III  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jkh@bergerrealty.com

