



301-319 Spruce  
North Wildwood, NJ 08260

Asking \$3,000,000.00



SJSRMLS

### COMMENTS

Attention Developers and Investors -- a truly unique opportunity with endless possibilities! Currently consisting of 4 single-family dwellings and the longtime commercial landmark, Henri J Automotive Repair, this property is situated on 4 separately-deeded lots and is limited only by your imagination. Renovate the existing improvements or develop a new commercial project. Previous underground tanks on the commercial property have been removed, any necessary remediation completed and a No Further Action letter issued. Properties are being sold strictly As-Is.

### PROPERTY DETAILS

Exterior	OutsideFeatures	InteriorFeatures	Heating
See Remarks	See Remarks	Other (See Remarks)	No Heating
HotWater	Water	Sewer	
Electric	Public	Public Sewer	



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

