

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



413 Spruce, North Wildwood, NJ, 08260

Price \$695,000.00



### PROPERTY DETAILS

|                     |         |
|---------------------|---------|
| <b>Total Rooms</b>  |         |
| <b>Bedrooms</b>     | 0       |
| <b>Baths Full</b>   | 0       |
| <b>Baths Half</b>   | 0       |
| <b>Year Built</b>   | 1990    |
| <b>Type</b>         | Duplex  |
| <b>Block Number</b> | 102     |
| <b>Listing #</b>    | 242070  |
| <b>Taxes</b>        | 4747.00 |

### COMMENTS

**Great Opportunity Property in this great shore town!! Endless Possibilities for Builders, New Business or Remodel! Currently a Beauty Shop with high traffic area with a Second Floor that has a One Bedroom Apartment. Property is currently zoned R2 and has Plenty of off-street parking for 7+ Cars! This listing is on a 45 X 100 Lot with Unlimited Potential!! Call and set up**

...

### PROPERTY FEATURES

|                     |                       |                      |                     |
|---------------------|-----------------------|----------------------|---------------------|
| OutsideFeatures     | ParkingGarage         | OtherRooms           | AlsoIncluded        |
| Patio               | Concrete Driveway     | Living Room          | Other (See Remarks) |
| Deck                |                       | Dining Room          |                     |
| Porch               |                       | Kitchen              |                     |
| Other (See Remarks) |                       | Eat In Kitchen       |                     |
|                     |                       | Breakfast Nook       |                     |
|                     |                       | Pantry               |                     |
|                     |                       | Laundry/Utility Room |                     |
|                     |                       | Workshop             |                     |
|                     |                       | Great Room           |                     |
|                     |                       | Storage Space        |                     |
|                     |                       | Other                |                     |
| Heating             | Cooling               | HotWater             | Water               |
| Gas Natural         | Wall Air Conditioning | Gas                  | City                |
| Multi-Zoned         |                       |                      |                     |
| Sewer               |                       |                      |                     |
| City                |                       |                      |                     |

### CONTACT



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-1391  
Email to: bk@bergerrealty.com

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