

# 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>  | 0       |
| <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<br>Patio<br>Deck<br>Porch<br>Other (See Remarks) | ParkingGarage<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Eat In Kitchen<br>Breakfast Nook<br>Pantry<br>Laundry/Utility Room<br>Workshop<br>Great Room<br>Storage Space<br>Other | AlsoIncluded<br>Other (See Remarks) |
| Heating<br>Gas Natural<br>Multi-Zoned                            | Cooling<br>Wall Air Conditioning   | HotWater<br>Gas   | Water<br>City                       |
| Sewer<br>City  |                                    |   |                                     |

### CONTACT



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: bw@bergerrealty.com

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