

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4020 Ocean, Wildwood, NJ, 08260

Price \$1,195,000.00



### PROPERTY DETAILS

|              |                       |
|--------------|-----------------------|
| Total Rooms  |                       |
| Bedrooms     | 0                     |
| Baths Full   |                       |
| Baths Half   |                       |
| Year Built   |                       |
| Type         | Commercial/Industrial |
| Block Number | 138                   |
| Listing #    | 242146                |
| Taxes        | 11456.00              |

### COMMENTS

Create a successful business with this real estate only property. Located across the street from the boardwalk and beach with 1,700 square feet of space, with additional storeroom space. There is a garage, parking lot for customers/clients and a private living quarters with 3 bedrooms and 2 baths with approval for additional 3 bedroom, 2 bath living space....

### PROPERTY FEATURES

|   |  |                                  |  |
|---|--|----------------------------------|--|
| Exterior Block  | OutsideFeatures Restrooms Storage Building | ParkingGarage 6 To 10 Spaces     | OtherRooms Office Space Avail Retail Store |
| InteriorFeatures Fire Sprinkler System Handicap Features Living Space Available Restroom Smoke/Fire Alarm Storage | Heating Gas Natural Multi-Zoned            | Cooling Central Air Conditioning | HotWater Gas                               |
| Water City  | Sewer City                                 |                                  |  |

### CONTACT



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850  
Email to: kas@bergerrealty.com  
http://www.buytheshore.com

Scan to see Property page.



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