

# Berger Realty

Since 1928



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



118 Rio Grande, Wildwood, NJ, 08260

Price \$1,175,000.00

### PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  |           |
| Bedrooms     | 0         |
| Baths Full   |           |
| Baths Half   |           |
| Year Built   |           |
| Type         | Mixed Use |
| Block Number | 40        |
| Listing #    | 242177    |
| Taxes        | 9493.00   |

### COMMENTS

**Options, Option, Options: This is a MIXED USE Property that gives you OPTIONS. Keep it as is with the house & office. Convert the office to an apartment for rental income. Convert the office and make it part of a big 5 BR house. Mixed Use DOUBLE LOT zoned RESIDENTIAL and COMMERCIAL in the heart of Wildwood close to the beach. This large 80 x 100 lot is conveniently locat...**

### PROPERTY FEATURES

|                                                            |                                                                         |                                                                     |                                            |
|------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------|
| OutsideFeatures<br>Sign<br>Fence                           | ParkingGarage<br>1 To 5 Spaces<br>6 To 10 Spaces<br>Off Street<br>Paved | OtherRooms<br>Office Space Avail<br>Laundry Room<br>Public Restroom | InteriorFeatures<br>Living Space Available |
| Heating<br>Gas Natural<br>Radiator<br>Radiant<br>Hot Water | Cooling<br>Attic Fan<br>Wall Air Conditioning                           | HotWater<br>Gas                                                     | Water<br>City                              |
| Sewer<br>City                                              |                                                                         |                                                                     |                                            |

### CONTACT



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-231-7598  
Email to: jag@bergerrealty.com

Scan to see Property page.



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