

# Berger Realty

Since 1928



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

info@bergerrealty.com



3401 New Jersey  
Wildwood, NJ 08260

Asking \$410,000.00



## COMMENTS

FOR SALE!!!! Look no further for 3000' of retail space in this ever growing market. This building has been totally gutted down to the iron beams leaving a blank canvas for you to build your business from the ground up. Plumbing for 2 bathrooms ready for hook up. The possibilities for your future are endless. Just imaging new, state of the art office space. A cool, doo-wop arcade. An indoor farmer's or vendor market featuring homemade wares, food, jewelry, and so much more. How about that grocery market that sells a little bit of everything year round. Create that fabulous hair and nail salon and be the talk of the town! One thing that is truly needed is storage. Construct indoor storage units and be the only game in town. Be the first in town to create any of the above!!! Rear exit offers additional, incredible storage space and second emergency access. Unlimited off street parking available!! This unit is located right in the heart of all the new construction, new restaurants, the beach, the boardwalk, and connected to Alfe's Restaurant and Anglesea Ale Works. Just beneath the bowling alley! The traffic in this neighborhood is electrifying!! You'll want to jump in and become part of it all!! So much potential awaits all young entrepreneurs and those established business professionals looking to extend their reputation into another community.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
11 Or More Spaces	Electric	Electric	City
Off Street			



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

