

# Berger Realty

Since 1928



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

info@bergerrealty.com



3000 Pacific  
Wildwood, NJ 08260

Asking \$1,490,123.00



### COMMENTS

This is a turn-key business in the Wildwood Redevelopment Zone providing extra owner incentives and seven possible income streams. There is 4800 square feet of retail space with additional cottage, detached garage with a second floor and parking in the rear. This sale includes: 3000 Pacific Avenue, longstanding attorney office. Month-to-month lease. 3002 Pacific Avenue, Linen store , detached 2-story garage, ALSO LEASED BY LINEN CO. 3004-3006-3008 Pacific Avenue, (totally renovated interior and exterior 2022) Body Art Store WITH RETAIL. Tenants pay all utilities. Rear detached 2 bedrooms, 1 bath cottage with excellent Airbnb rental history, available upon request. Owner pays utilities but is on separate meter. Property includes six off-street parking spots with opportunity to expand within existing extra space. Upgrades to 3004-3008 stores include: All NEW exterior storefronts 2023. All NEW electric, plumbing 2022. All NEW HVAC, doors, windows, drywall, interior painting 2022. NEW roof 2021. Bonus site-work to upgrade water, sewer and electric 2022. Details upon request. This business is located within the ever-expanding business corridor, surrounded by residential and mixed-use businesses. Property sits on a 90 X 120 lot. Serious inquires only.

### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
6 To 10 Spaces	Gas Natural	Central	Air Gas
		Conditioning	



Sewer  
Public for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com

