



**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 Frank Shoemaker  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: fcs@bergerrealty.com

