



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



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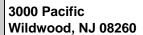


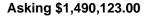














COMMENTS

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 sitework 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 6 To 10 Spaces

Heating Gas Natural

Cooling Central Conditioning

HotWater Air Gas



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