

# Berger Realty

Since 1928



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



3204 Pacific  
Wildwood, NJ 08260

Asking \$950,000.00



## COMMENTS

ATTENTION . Investors and Business Owners. This Property is located in the Pacific Avenue Redevelopment Zone in Wildwood. Also is located in The "OZ" The Nation wide "Opportunity Zone" In Wildwood. Wildwoods center of town is under a boom of construction right now, the time is now to invest. Two floors with almost 7,000 SqFt of room for your Business to Grow! 3 access doors in the front of the Building, and 2 in the rear. The business potential is in your imagination. The 1st floor of the building is a wide open canvas. The 2nd floor has 11 separate offices, a main staircase up, and a staff kitchen area Call to set up a showing.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Block	Off Street	Office Space Avail	Restroom
Metal		Retail Store	Smoke/Fire Alarm
			Storage
Heating	Cooling	HotWater	Water
Gas Natural	Central	Air Electric	City
Forced Air	Conditioning		

Sewer



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

