



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

Sewer  
City



Ask for Sheilah Baran  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: sdb@bergerrealty.com

