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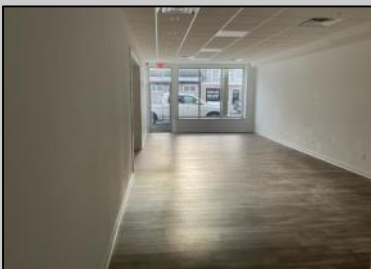


Berger Realty, Inc.
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3000-3008 Pacific
Wildwood, NJ 08260

Asking \$1,499,888.00



COMMENTS

Amazing business opportunity in Wildwood prime location! This is truly a cash cow business for investors and companies looking to diversify or add to your portfolio! 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, garage, and parking in rear. This sale includes: 3000 Pacific Avenue, longstanding attorney office. Month-to-month lease. 3002 Pacific Avenue longstanding uniform store. Month-to-month lease. 3004 Pacific Avenue (remodeled interior in 2022) new lease body art store, through October 2025. 3006-08 Pacific Avenue two store fronts (remodeled interior in 2022) new lease body art store, through October 2025. Tenants pay all utilities. Large, detached garage, Rear detached 2 bedrooms, 1 bath cottage with excellent Airbnb rental history, available upon request. Owner pays utilities. Property also includes five off-street parking spots with opportunity to expand within existing extra space. Upgrades to 3004-08 storefronts include: All NEW exterior storefronts (2023) All NEW electric, plumbing (2022) All NEW HVAC, doors, windows, drywall, interior painting (2022) NEW roof (2021) 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

Parking	Other Rooms	Interior Features	Heating
6 To 10 Spaces	Office Space Avail	Restroom	Gas Natural



Ask for Chris Warren
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