



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







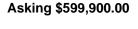














COMMENTS

Rare opportunity to acquire a prime commercial corner property in the heart of North Wildwood, NJ, strategically positioned on the main thoroughfare into town. With high visibility and plenty of local foot traffic, this coveted location offers endless potential for multiple uses including possible development opportunity. Don't miss your chance to own a piece of this bustling coastal community\'s vibrant commercial landscape. Recent Updates Roof & Gutters 2021 Electrical 2021 Exterior Fencing 2022 HVAC 2021 Inclusions Oven & small grill (in kitchen area), shed structure, picnic tables Exclusions All decor, personal items, cash registers, printers, menu boards, contents of the store equipment, contents of the shed, propane grill, menu props, milk shake mixers, stand mixer, fryer/warmer, exterior walk-in freezers (2), dip well tanks, scoopers/utensils, all stock. Store contents are available for purchase separately.

OutsideFeatures	ParkingGarage	Heating	Cooling	
Security Camera	1 To 5 Spaces	Gas Natural	Central	Air
		Forced Air	Conditioning	

HotWater Water Sewer Public Public Gas



Ask for Leon Grisbaum Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:

