

# Berger Realty

Since 1928



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



100 6th  
North Wildwood, NJ 08260

Asking \$599,900.00



## 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.

## PROPERTY DETAILS

|                 |               |             |              |     |
|-----------------|---------------|-------------|--------------|-----|
| OutsideFeatures | ParkingGarage | Heating     | Cooling      | Air |
| Security Camera | 1 To 5 Spaces | Gas Natural | Central      |     |
|                 |               | Forced Air  | Conditioning |     |
| HotWater        | Water         | Sewer       |              |     |
| Gas             | Public        | Public      |              |     |

