

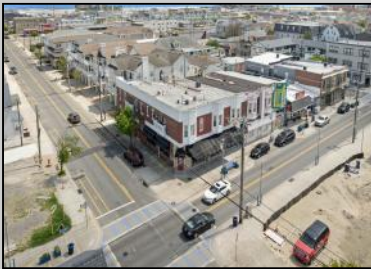
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**3801 Pacific  
Wildwood, NJ 08260**

**Asking \$3,250,000.00**



## COMMENTS

Prime opportunity to own a restaurant and bar WITH LIQUOR LICENSE just 2 blocks from the boardwalk! Settled on the corner of Pacific and E Garfield Avenues, in the midst of Wildwood's popular business district. This building has decades long history of hosting locally renown restaurant and entertainment spots. Presenting a massive dining space, huge bar, and tons of storage area, a new beginning awaits. This sale also includes 3 apartment units on the second floor (a 4bed 2bath, 3bed 1bath, and 2bed 1bath), offering advantageous rental income. If you've been dreaming of having your own dining establishment at the shore, this is it!

## PROPERTY DETAILS

Exterior	OtherRooms	InteriorFeatures	Heating
Brick Face	Utility Room	440 Volt Electricity	Gas Natural
	Public Restroom	Display Window	Forced Air
		Fire Sprinkler System	
		Restroom	
		Security System	
		Smoke/Fire Alarm	
		Storage	
		Other (See Remarks)	
Cooling	HotWater	Water	Sewer
Central	Air Electric	City	City
Conditioning	Ask for Wendy Brown		
Ceiling Fan	Berger Realty Inc		
	109 E 55th St., Ocean City		
	Call: 609-399-4211		
	Email to: wmb@bergerrealty.com		

