

# Berger Realty

Since 1928



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

info@bergerrealty.com



212 New Jersey  
North Wildwood, NJ 08260

Asking \$1,595,000.00



## COMMENTS

Turn-key business opportunity in a prime North Wildwood location—Dolce Italian Restaurant is a well-established and beloved dining destination known for its warm ambiance, authentic cuisine, and loyal customer base. The restaurant seats up to 70 guests and includes a separate pizza shop and bakery, offering additional revenue through take-out and dine-in service, featuring customer favorites like the famous "Grandma Pizza." Beyond the dining experience, the property includes two fully leased retail spaces in addition to the restaurant, generating steady passive income and offering future flexibility. Situated on the main entry road into North Wildwood, the property benefits from high visibility, heavy foot and vehicle traffic, and a strong mix of tourist and local clientele. With a proven track record of success and multiple income streams already in place, this is a rare opportunity to own a thriving commercial property in a high-demand area.

## PROPERTY DETAILS

|                |                      |                                                     |                                                           |
|----------------|----------------------|-----------------------------------------------------|-----------------------------------------------------------|
| Exterior Block | OutsideFeatures Sign | ParkingGarage 6 To 10 Spaces<br>Off Street<br>Paved | OtherRooms Coffee Shop<br>Retail Store<br>Public Restroom |
|----------------|----------------------|-----------------------------------------------------|-----------------------------------------------------------|

|                                        |                     |                              |                       |
|----------------------------------------|---------------------|------------------------------|-----------------------|
| InteriorFeatures Fire Sprinkler System | Heating Gas Natural | Cooling Central Conditioning | HotWater Air Electric |
|----------------------------------------|---------------------|------------------------------|-----------------------|



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

