



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



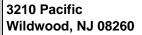
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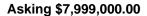














COMMENTS

Rare opportunity to acquire a 20,000 SF, two-story commercial building located in the heart of Wildwood, NJ, just 2 blocks from the beach and steps from a major boardwalk entertainment pier. Situated in the Pacific Avenue Redevelopment Zone, a municipality-approved area designated for revitalization and growth, this property offers exceptional potential for redevelopment. Ideal for developers or investors, the site is well-suited for multi-family residential, mixed-use, or continued commercial use. With strong local support for redevelopment and its proximity to one of the Jersey Shore\'s most popular destinations, this asset offers unlimited upside. Pacific Ave Redevelopment Zone info found on City of Wildwood website

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Block	Sign	None	Retail Store
	Other (See Remarks)		Utility Room
			Public Restroom

InteriorFeatures Heating Cooling HotWater
Display Window Gas Natural Other (See Remarks) Gas

Display Window Freight Elevator

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