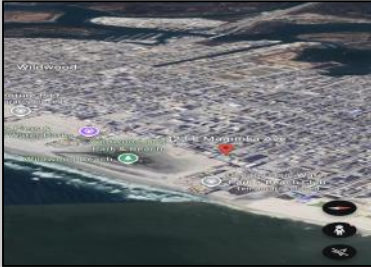


# Berger Realty

Since 1920



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



423 Magnolia  
Wildwood, NJ 08260

Asking \$1,100,000.00



## COMMENTS

Spacious two-story commercial property just steps away from the water, boardwalk, piers, and countless attractions. Formerly home to one of Wildwood's most iconic restaurants, Groff's, the building has been fully gutted and cleaned, providing a blank canvas for a new owner's vision. Opportunities like this are rare, so schedule your showing today and make it yours!

## PROPERTY DETAILS

|                     |            |                     |        |
|---------------------|------------|---------------------|--------|
| Exterior            | Heating    | Cooling             | Water  |
| Other (See Remarks) | No Heating | Other (See Remarks) | Public |
| Sewer               |            |                     |        |
| Public              |            |                     |        |



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

