

# Berger Realty

Since 1928



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3101 New Jersey  
Wildwood, NJ 08260

Asking \$2,100,000.00



## COMMENTS

EAST SIDE 190 FOOT CORNER PROPERTY - POTENTIAL BUILDABLE LOT (will need local approvals) COMMERCIAL LOCATION HIGH VISIBILITY WITH DRIVE THRU / 18 PARKING SPACES - This Prior Bank is situated on an East Side 190 foot lot that stretches Corner to Corner. Lots this size just don't exist anymore in the Wildwoods. \*\* Buildings 1st Floor Approx 1920 Square foot - 2nd Floor Approx 725 Square Foot Think of the exposure that being on the County Road New Jersey Ave and Catty - Corner to Wawa would bring. Additional traffic without additional Marketing Dollars. Have you had a concept that you have always Dreamed of putting into Motion, Motel, Restaurant, Ice Cream, Retail, Amusements, Etc.. The Options are limitless with this property. Currently zoned for Commercial use, may require a Variance for a use that is not currently permitted. Plans and Lot Layout available upon request.

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
Brick Face	11 Or More Spaces	Restroom	Gas Natural
Wood/Frame	Off Street	Security System	Forced Air
	Paved	Smoke/Fire Alarm	
Cooling	HotWater	Water	Sewer
Central	Air Electric	Public	Public
Conditioning			



Ask for Monica Raab  
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