

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



8606 New Jersey
Wildwood Crest, NJ 08260

Asking \$1,350,000.00



COMMENTS

Mixed-use property featuring a 50-seat restaurant, operated as take-out only for the past few years, along with a 4-bedroom, 1-bath second-floor apartment, situated on an 80' x 120' lot. Located within the B-1 Mixed Use district, zoning permits residential use only on the second floor along New Jersey Avenue, offering strong flexibility for commercial operations on the first floor. The rear portion of the lot may offer subdivision potential for a single-family home, subject to borough review and approvals, creating an additional investment or development pathway. This property presents an excellent opportunity for investors, builders, or owner-users seeking immediate commercial income with future redevelopment upside. Buyer responsible for all due diligence and for obtaining any and all borough approvals for intended use and subdivision possibilities.

PROPERTY DETAILS

Exterior Brick Face	OutsideFeatures Storage Building	ParkingGarage 11 Or More Spaces Off Street Paved	OtherRooms Office Space Avail Public Restroom
InteriorFeatures Fire Sprinkler System Living Space Available	Heating Gas Natural	Cooling Central Conditioning	HotWater Air Electric



Ask for Christopher Malinowski
Berger Realty Inc
1670 Boardwalk, Ocean City
Sewer
City
Call: 609-391-0500
Email to: cma@bergerrealty.com

