

# Berger Realty

Since 1928



Ocean 17  
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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	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Storage Building	11 Or More Spaces	Office Space Avail
		Off Street	Public Restroom
		Paved	
InteriorFeatures	Heating	Cooling	HotWater
Fire Sprinkler System	Gas Natural	Central	Air Electric
Living Space Available		Conditioning	



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