

# Berger Realty

Since 1928



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



Ask for John Clarke  
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