

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3701 Pacific**  
**Wildwood, NJ 08260**

**Asking \$575,000.00**



#### COMMENTS

Welcome to 3701 Pacific Avenue, a prime corner commercial property offering exceptional visibility and unlimited potential. Just steps from the famous Wildwood Boardwalk and close to Morey's Piers, this spacious building is ready to be transformed into the business of your dreams. Whether you're envisioning a retail shop, café, restaurant, boutique hotel office, or entertainment space, this location delivers the foot traffic and energy that make Wildwood thrive. A new motel opened directly across the street that brings even more activity to the area—perfect for capturing both tourist and local demand. With its large footprint and high-exposure corner position, this property is a rare opportunity for investors or entrepreneurs looking to make their mark at the shore. Bring your vision and turn this blank canvas into something spectacular!

#### PROPERTY DETAILS

|             |          |        |        |
|-------------|----------|--------|--------|
| Heating     | Cooling  | Water  | Sewer  |
| Gas Natural | Electric | Public | Public |



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