

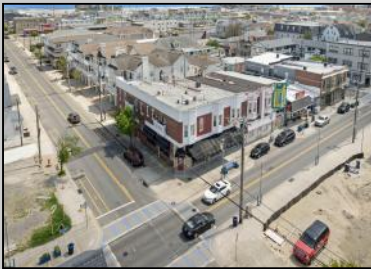
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**3801 Pacific Ave  
Wildwood, NJ 08260**

**Asking \$3,250,000.00**



## COMMENTS

Prime opportunity to own a restaurant and bar WITH LIQUOR LICENSE just 2 blocks from the boardwalk! Settled on the corner of Pacific and E Garfield Avenues, in the midst of Wildwood's popular business district. This building has decades long history of hosting locally renown restaurant and entertainment spots. Presenting a massive dining space, huge bar, and tons of storage area, a new beginning awaits. This sale also includes 3 apartment units on the second floor (a 4bed 2bath, 3bed 1bath, and 2bed 1bath), offering advantageous rental income. If you've been dreaming of having your own dining establishment at the shore, this is it!

## PROPERTY DETAILS

Exterior	OutsideFeatures	InteriorFeatures	Basement
Brick	Restrooms	440 Volt Electricity	Finished
Stucco		Display Windows	
		Fire Sprinkler System	
		Restroom	
		Security System	
		Smoke/Fire Alarm	
		Storage	
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Electric	Public
	Central		



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cl@bergerrealty.com

