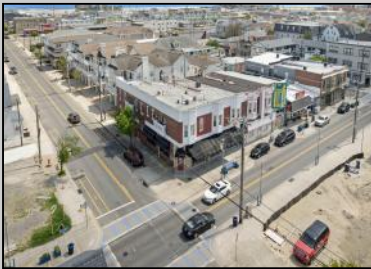


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**3801 Pacific Ave  
Wildwood, NJ 08260**

**Asking \$2,990,000.00**



## 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         |                       |          |



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