

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



606 New Jersey  
North Wildwood, NJ 08260

Asking \$799,000.00



SJSRMLS

## COMMENTS

Prime Turnkey Opportunity in North Wildwood! This well-established Tobacco Outlet is being sold as a complete package—building, business, and inventory included. Located in a high-traffic area near the shore, this shop offers an impressive selection of products including vapes, cigars, pipes, bowls, and more. The store features a climate-controlled, cedar-lined cigar room that enhances product quality and provides a unique customer experience. A dedicated parking lot on 7th Street adds convenience for customers and boosts accessibility. Whether you're an investor or entrepreneur, this is a rare chance to take over a fully operational and profitable business in one of the Jersey Shore's most desirable locations.

## PROPERTY DETAILS

|                       |             |         |        |
|-----------------------|-------------|---------|--------|
| InteriorFeatures      | Heating     | Cooling | Water  |
| Fire Sprinkler System | Gas-Natural | Central | Public |
| Restroom              |             |         |        |
| Security System       |             |         |        |
| Smoke/Fire Alarm      |             |         |        |
| Storage               |             |         |        |
| Sewer                 |             |         |        |
| Public Sewer          |             |         |        |



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

