

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



3210 Pacific, Wildwood, NJ, 08260

Price \$7,999,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 1        |
| Baths Half   |          |
| Year Built   | 1950     |
| Type         | Retail   |
| Block Number | 200      |
| Listing #    | 252064   |
| Taxes        | 14687.00 |

## COMMENTS

*Rare opportunity to acquire a 20,000 SF, two-story commercial building located in the heart of Wildwood, NJ, just 2 blocks from the beach and steps from a major boardwalk entertainment pier. Situated in the Pacific Avenue Redevelopment Zone, a municipality-approved area designated for revitalization and growth, this property offers exceptional potential for redevelopment. ...*

## PROPERTY FEATURES

|                                                                    |                                                |                                |                                                               |
|--------------------------------------------------------------------|------------------------------------------------|--------------------------------|---------------------------------------------------------------|
| Exterior<br>Block                                                  | OutsideFeatures<br>Sign<br>Other (See Remarks) | ParkingGarage<br>None          | OtherRooms<br>Retail Store<br>Utility Room<br>Public Restroom |
| InteriorFeatures<br>Display Window<br>Freight Elevator<br>Restroom | Heating<br>Gas Natural                         | Cooling<br>Other (See Remarks) | HotWater<br>Gas                                               |
| Water<br>Public                                                    | Sewer<br>Public                                |                                |                                                               |

## CONTACT



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see Property page.



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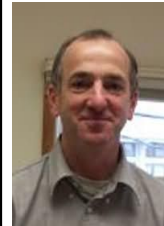
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