

# Berger Realty

Since 1920



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

info@bergerrealty.com



3860 Bayshore  
North Cape May, NJ 08204

Asking \$149,900.00



## COMMENTS

AVALON COFFEE & BAGEL is now available. Business and equipment only. Located in the North Cape Shopping Center. Recently updated and ready for a new business owner! Some features include: Unlimited parking spaces, gas heat and hot water, bagels are freshly made daily and are huge, new grill and air handler, double door commercial refrigerator, double door commercial freezer, ice machine, UBER eats & GrubHub in place, multiple coffee machines (refer to pictures but a full list of equipment will be provided), aside from soda fridge and a few other items- most what you see you get, POS system, 8 booths, 2 TV's, couch, tables, gas is roughly \$550 per month, signage included in lease, dumpsters included in lease, electric is roughly \$300 per month. Great coffee and bagels, hot breakfast sandwiches, pork roll, pastries, lunch wraps, grilled cheese, cheesesteaks, etc. Located at the busy intersection of Bayshore & Sandman Blvd. (RT.9). It's a great place to sit and chat with a friend, read a few lines from a good book, have a business meeting with colleagues or grab a hot coffee, breakfast sandwich, cheeseburger or other lunch specials to go!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Sign	11 Or More Spaces	Coffee Shop	220 Volt Electricity
	Other (See Remarks)		Display Window
			Fire Sprinkler System
			Handicap Features
			Restroom
			Smoke/Fire Alarm
			Storage



Ask for Jeff Haas  
Berger Realty Inc  
109 E 55th St., Ocean City

Call: 609-399-4211  
Email to: jsh@bergerrealty.com  
Conditioning



City