

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@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  
Sign

ParkingGarage  
11 Or More Spaces  
Other (See Remarks)

OtherRooms  
Coffee Shop

InteriorFeatures  
220 Volt Electricity  
Display Window  
Fire Sprinkler System  
Handicap Features  
Restroom  
Smoke/Fire Alarm  
Storage



Ask for Kevin Laskowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City

Call: 609-391-0500  
Email to: [kml@bergerrealty.com](mailto:kml@bergerrealty.com)  
Conditioning



City