

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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913 Route 50  
Mays Landing, NJ 08330

Asking \$635,000.00



## COMMENTS

Building & Business for SALE! Amazing business opportunity! Family operated for over 25 years. Jo Ann's is legendary for their home-made pastas and family style, true, Italian cooking. Old world recipes handed down through generations. Owners are now looking to retire, but remain open for daily business, catering & hosting banquets for special occasions (showers, birthdays, etc). The owners will assist with your smooth transition. The upstairs "unit" with separate rear entrance, has a full bath with shower, but it's NOT a residence. Excellent "monument" signage, and ample on-site parking are provided for the site. CONSIDER THIS LOCATION FOR OTHER USES TOO -- IDEAL FOR PROFESSIONAL/MEDICAL OFFICE, RETAIL/GENERAL BUSINESS, PERSONAL SERVICES (SALON, SPA, STUDIO), FINANCIAL/BANKING. Route 50 location provides high car-counts/exposure, and convenience for customers due to its proximity to Rt 40, Rt 322, and the AC Expressway.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Heating
Other (See Remarks)	Sign	11 Or More Spaces	Gas Natural
	Fence	Off Street	Forced Air
Cooling	HotWater	Water	Sewer
Central	Air Gas	Public	Public
Conditioning			



Ask for Peter Harp  
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