



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com







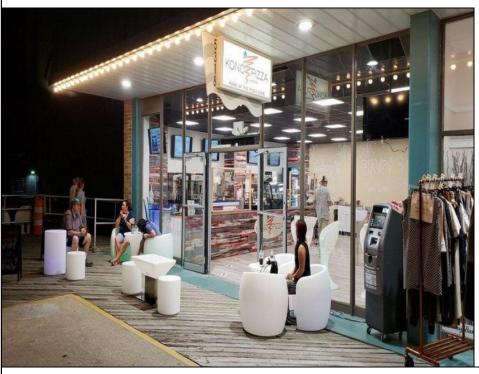






5318 Boardwalk Wildwood, NJ 08260

Asking \$599,000.00



COMMENTS

A true turn-key Boardwalk business including Real Estate. This 3 year old restaurant/retail space is located at the beginning of the Wildwood Boardwalk bordering Wildwood Crest. One of the many successful Ocean Towers commercial condos, you will be among a group of long standing business owners. This property consists of 2 separately deeded commercial condominiums so one could divide them if desired. Currently the business \"Kono Pizza\" occupies the whole 1400 sq ft space. All equipment and fixtures convey with sale of business and real estate. Everything in the store is 3 years old or less. There is an ADA bathroom, large storage and prep room, office, and additional storage. Also included in the sale is a Hobart dough mixer and new pizza oven. The owner has begun expanding the offerings to include Gelato, Boba Tea, plus there is significant free wall space for retail within the space. High traffic location, new or newer equipment and fixtures, municipal parking lot within 1 block. All the heavy lifting has been done. Call for appointment.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Block	Sign	None	Office Space Avail
Other (See Remarks)			Retail Store
InteriorFeatures	Heating	Cooling	HotWater
220 Volt Electricity	Gas Natural	Central	Air Electric
	Forced Air Conditioning Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Sewell: 609-391-0500 Cittemail to: geh@bergerrealty.com		