



44 Route 9  
Marmora, NJ 08223

Asking \$759,000.00



#### COMMENTS

Introducing Kirk's Pizza & Sub Shop, an esteemed commercial property situated in the vibrant community of Marmora, NJ. Positioned strategically along Route 9 in Upper Township, this establishment enjoys an enviable location just minutes away from the bustling attractions of Ocean City while being surrounded by Campground Resorts, ensuring a steady flow of both local residents and visiting tourists. For over three decades, Kirk's Pizza has stood as a beacon of culinary excellence, delighting patrons with an extensive menu featuring delectable options such as pizza, cheesesteaks, cold subs, salads, and more. Its enduring popularity among the community is a testament to its exceptional service and quality offerings. This turnkey business opportunity encompasses not only a thriving eatery but also the accompanying real estate, making it an enticing prospect for seasoned entrepreneurs and aspiring investors alike. The property boasts ample parking facilities and includes a two-bedroom, one-bathroom apartment located above the restaurant, offering additional revenue potential through rental income. With its prime location and established reputation, Kirk's Pizza presents a rare chance to step into a well-established business poised for continued success. Despite the challenges posed by the recent pandemic, Kirk's Pizza has demonstrated remarkable resilience, adapting its operations to maintain a strong pickup and delivery service while temporarily foregoing indoor seating. However, with the option to reinstate indoor seating for up to 20 guests, new owners have the opportunity to further enhance the dining experience and potentially increase revenue streams. The property is equipped with modern amenities, including natural gas, forced hot air heating on both levels, and central air conditioning on the first floor, ensuring comfort and efficiency throughout. In addition to its operational excellence, Kirk's Pizza offers prospective buyers the convenience of a seamless transition, with detailed financial records available to qualified buyers. Whether you're a seasoned restaurateur looking to expand your portfolio or an investor seeking a lucrative opportunity in the thriving hospitality sector, Kirk's Pizza & Sub Shop presents a compelling proposition. Don't miss out on this chance to own a piece of Marmora's culinary landscape.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Other (See Remarks)	Sign	11 Or More Spaces	Coffee Shop
		Off Street	
		Paved	
InteriorFeatures	Heating	Cooling	HotWater
Display Window	Gas Natural	Central	Air Gas
Restroom	Forced Air	Conditioning	

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

