

# Berger Realty

Since 1928



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

info@bergerrealty.com



9601 atlantic  
Lower Township, NJ 08260

Asking \$925,000.00



## COMMENTS

Located in The Grand at Diamond Beach! This is one of the best locations as there are over 500 residences within walking distance to the shop. It has been a successful coffee shop and Ice Cream Parlor for several years! Seats 49 people inside. Fully stocked with equipment...Lets make your dream come true.

## PROPERTY DETAILS

ParkingGarage 6 To 10 Spaces	OtherRooms Coffee Shop Retail Store Public Restroom	InteriorFeatures Smoke/Fire Alarm Security Camera	Heating Gas Natural
Cooling Central Conditioning	HotWater Air Electric	Water Public	Sewer Public



Ask for Theodore "Keith" Thompson  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: tkt@bergerrealty.com

