



Berger Realty, Inc.
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Ocean City, NJ 08226
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4105 Landis Sea Isle City, NJ 08243

Asking \$200,000.00

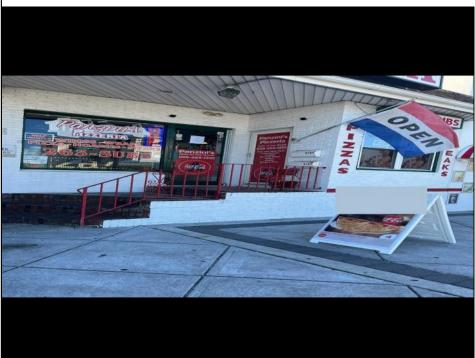












## **COMMENTS**

Motivated Seller! Owner is retiring! Take advantage before the summer. Thriving Pizza Shop Opportunity in Prime Sea Isle Location! The sale includes the business only, with the requirement to sign a lease with the landlord for the building. Current rent is \$2200/month. Fully equipped and ready for continued success, the shop features a new air conditioner, bathroom, hood, and tankless water heater, along with three bain-maries (3 years old), three freezers (3 years old), two recently serviced pizza ovens, a deli slicer, and a 60-quart dough machine capable of making 60 dough balls at a time. There's even space for indoor seating, and possible seating outside. This is your chance to own a thriving business in a prime location in the center of town with plenty of growth potential by extending hours and operating 7 days a week. Don't miss this rare opportunity to take over a beloved establishment in one of South Jersey's hottest beach towns!

## PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage OtherRooms
Brick Face Restrooms None Public Restroom

Sign Security Light/System Other (See Remarks)

Heating Cooling HotWater
Gas Natural Central Air Gas

Ask for Tony Bonoonditioning
Berger Realty Inc<sup>Ceiling Fan</sup>
3160 Asbury Avenue, Ocean C

3160 Asbury Avenue, Ocean City Call: 609-399-0076

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