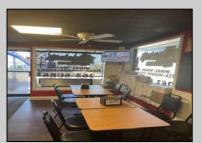




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

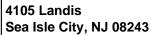
















## **COMMENTS**

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**

OutsideFeatures ParkingGarage OtherRooms Exterior **Brick Face** Restrooms None Public Restroom

Sign Security Light/System Other (See Remarks)

**Public** 



Heating Cooling Gas Natural Central Ask for Ellen L. Senftlitioning Berger Realty Inc<sup>Ceiling Fan</sup> 109 E 55th St., Ocean City Call: 609-399-4211

Sewer

Email to: els@bergerrealty.com

HotWater Air Gas