



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







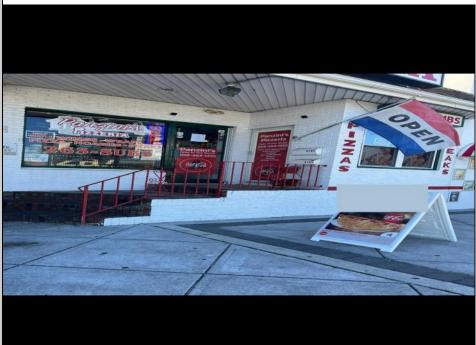






4105 Landis Sea Isle City, NJ 08243

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 Brick Face	OutsideFeatures Restrooms Sign Security Light/System Other (See Remarks)	ParkingGarage None	OtherRooms Public Restroom
InteriorEastures	Heating Gas Natural Ask for John And Berger Realty Ind 1670 Boardwalk, Call: 609-391-05 Email to: ja@ber Sewer Public	_C ceiling Fan Ocean City 00	HotWater Air Gas