

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@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<br>Brick Face                                                                                                          | OutsideFeatures<br>Restrooms<br>Sign<br>Security Light/System<br>Other (See Remarks) | ParkingGarage<br>None                             | OtherRooms<br>Public Restroom |
| InteriorFeatures<br>220 Volt Electricity<br>Fire Sprinkler System<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage | Heating<br>Gas Natural                                                               | Cooling<br>Central<br>Conditioning<br>Ceiling Fan | HotWater<br>Air Gas           |
| Water<br>Public                                                                                                                 | Sewer<br>Public                                                                      |                                                   |                               |

