



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

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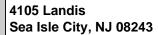
















COMMENTS

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!

PR	OPFR	TY DI	FTAILS

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

Sign Security Light/System Other (See Remarks)



Heating Cooling Gas Natural Central Ask for Peter Harponditioning Berger Realty Inc^{Ceiling Fan} 1670 Boardwalk, Ocean City Call: 609-391-0500

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Sewer Public



HotWater Air Gas