

# Berger Realty

Since 1928



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

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795 Route 109  
Lower Township, NJ 08204

Asking \$2,499,000.00



## COMMENTS

Rare opportunity to acquire a thriving business in a stellar location. This is your chance to follow your dreams. Own your own successful, very well-established business, while still living here at the Jersey Shore, with our exceptional quality of life. High volume gasoline retailer and auto repair shop at the junction of Route 109, Ocean Drive and Exit 0 of the Garden State Parkway. Four miles away from the closest Super Wawa. Real estate, business and all FF&E included for a turnkey operation. You will be in business and making money the day you buy Cape Harbor Shell. This well-known and popular Cape May area business has been managed with loving care for twenty plus years by the current Owners, who are now retiring and ready to turn the reins over to the next entrepreneur who wants to control their own destiny and operate their own business. Full financials available to qualified Buyers. Cape Harbor Shell is a commercial condominium along with Sea Gear next door. Condo docs available.

## PROPERTY DETAILS

|               |                  |                       |       |
|---------------|------------------|-----------------------|-------|
| ParkingGarage | Heating          | Cooling               | Water |
| Off Street    | Space/Wall/Floor | Wall Air Conditioning | Well  |
| Paved         |                  |                       |       |

Sewer  
City



Ask for Stewart Vaughan  
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