

# Berger Realty

Since 1928



Berger Realty, Inc  
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556 Sea Isle  
Ocean View, NJ 08230

Asking \$2,500,000.00



#### COMMENTS

Prime Commercial Opportunity on Sea Isle Blvd – Business Included Don't miss this exceptional chance to own both a well-established business and a high-visibility commercial property in one of Cape May County's most trafficked corridors. SR Tobacco Outlet, located on Sea Isle Blvd just minutes from Sea Isle City's beaches and vacation hotspots, offers steady year-round customer flow and heavy seasonal foot traffic from locals, visitors, and shore-bound commuters. This turnkey operation has built a strong reputation and loyal customer base, with a consistent stream of sales driven by its convenient location, ample parking, and easy in-and-out access from the boulevard. The sale includes the fully operational, profitable business, fixtures, equipment, and inventory, making this a rare opportunity for an investor or owner-operator seeking immediate revenue. Surrounded by popular retail, food establishments, and service-based businesses, the property benefits from outstanding visibility, strong signage, and continuous daily traffic. Whether expanding your commercial portfolio or looking to take over a thriving business in a booming shore community, SR Tobacco Outlet is perfectly positioned for continued success. A standout location + an established business = an opportunity that won't last.

#### PROPERTY DETAILS

|                                                                                     |                                                                                                         |                            |                                    |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| OutsideFeatures<br>Sign                                                             | ParkingGarage<br>1 To 5 Spaces                                                                          | OtherRooms<br>Retail Store | InteriorFeatures<br>Display Window |
|  | Cooling<br>Central Air Conditioning                                                                     | HotWater<br>On Demand      | Water<br>City                      |
|                                                                                     | Ask for Ludwik Samelski                                                                                 |                            |                                    |
|                                                                                     | Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email to: ls@bergerrealty.com |                            |                                    |

