

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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	ParkingGarage	OtherRooms	InteriorFeatures
Sign	1 To 5 Spaces	Retail Store	Display Window
	Cooling	HotWater	Water
	Ask for Patricia (Trish) Spengler		City
	Berger Realty Inc		

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