

# Berger Realty

Since 1928



Berger Realty, Inc.  
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913 Cape May  
Mays Landing, NJ 08330

Asking \$635,000.00



## COMMENTS

OWNER FINANCING WILL BE CONSIDERED FOR A QUALIFIED BUYER. Building & Business for SALE! Amazing business opportunity! Family operated for over 25 years. Jo Ann's is legendary for their home made pastas and family style, true, Italian cooking. Old world recipes handed down through generations. Owners are now looking to retire, but remain open for daily business, catering & hosting banquets for special occasions (showers, birthdays, etc). The owners will assist with your smooth transition. The upstairs "unit" with separate rear entrance, has a full bath with shower, but its NOT a residence. Excellent "monument" signage, and ample on-site parking are provided for the site. CONSIDER THIS LOCATION FOR OTHER USES TOO -- IDEAL FOR PROFESSIONAL/MEDICAL OFFICE, RETAIL/GENERAL BUSINESS, PERSONAL SERVICES (SALON, SPA, STUDIO), FINANCIAL/BANKING. Route 50 location provides high car-counts/exposure, and convenience for customers due to its proximity to Rt 40, Rt 322, and the AC Expressway.

## PROPERTY DETAILS

|                    |                                  |                                                  |                                      |
|--------------------|----------------------------------|--------------------------------------------------|--------------------------------------|
| Exterior<br>Stucco | OutsideFeatures<br>Fence<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Central | HotWater<br>Gas                  | Water<br>Public                                  | Sewer<br>Public Sewer                |



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