



487 Delsea  
Malaga, NJ 08328

Asking \$799,000.00



### COMMENTS

Location, Location, Location! This turn key business is the investment you have been looking for. Fully operational, recently updated, and busy all week long. Large parking lot to accommodate customers with easy access from Route 40. Across from Super Wawa, Family Dollar, Dunkin Donuts, which indicates how great of a location this really is. Customers can eat inside or out depending on the weather. Comes with a lifetime lease of the billboard for \$300/month, your making money already! Inside of the store has everything you need to stay successful, double walk in cooler, high end commercial kitchen appliances, top notch security system, and so much more! Opportunity is knocking, so answer the door.

### PROPERTY DETAILS

Exterior Stucco	OutsideFeatures Security Light/System Sign	ParkingGarage 6 to 10 Spaces Off Street	InteriorFeatures Display Windows Restroom
Heating Forced Air Gas-Natural	Cooling Central Electric	Water Private	Sewer Septic



Ask for Rachel Barbagello  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: rpb@bergerrealty.com

