

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



402 Zion  
Egg Harbor Township, NJ 08234

Asking \$549,000.00



#### COMMENTS

For Sale - PRICE REDUCED. Well established DELI - Business and real estate. Owned by original owner for 30+ years. Sale includes FF&E, REAL ESTATE, SUCCESSFUL BUSINESS AND LOTTERY SALES Opportunity to expand take-home prepared food business provides upside for this popular trend. Business sales include deli and luncheonette, packaged & prepared foods. Equipment includes (partial list) 2 hoods, refrigerated display cases, kitchen equipment, deep fryer, 1 pizza oven, refrigerators and seating tables. Located on busy Zion Road near Atlantic Christian, Walgreens, Circle K etc... Excellent traffic and visibility. Daily traffic counts: 2017 Zion Rd - 7717 to 8919 vehicles & 2015-16 Ocean Heights 13,990 to 16,261 vehicles (NJ DOT Source). Prospective buyers will be required to sign a confidentiality agreement and provide financial qualifications prior to release of information.

#### PROPERTY DETAILS



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

