



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

Asking \$499,000.00

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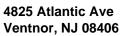
















## **COMMENTS**

Great commercial space with business for sale including liquor license to be sold seperately call listing agent for pricing. Liquor license is a Plenary Retail Distribution license with transit. Bruno\'s Italian Market! CURRENTLY DELI / LIQUOR STORE - Ready to Sell - Residential Neighborhood - Super Location !! Current Owner relocating - Liquor License Included - Great Opportunity for Owner/Operator. Own your own Retail/Liquor store with Real Estate (Packaged together). NO rent to pay, just Condo Fee (\$440/Mo) plus electric and property taxes. Store is small enough for a Single Owner/Operator to manage. It was run as a Deli/Liquor Store by the current owner who has retired. Great potential for owning this unique business in a residential area surrounded by multiple mid-rise buildings (Think Deliveries) and only 1 block from very busy Ventnor beach with lots of tourist and foot traffic. Minimal competition in the immediate area. Store is +/- 1,000sf which includes a back storage room and a bathroom with commercial sink. This opportunity won\'t last long as it is in a perfect setting to serve both local and yearround residents of Atlantic City and Ventnor. Great location, this area is really heating up. Multiple BYOB restaurants in the immediate area as well.

## **PROPERTY DETAILS**



Ask for John Andrews Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: ja@bergerrealty.com

