

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4825 Atlantic Ave  
Ventnor, NJ 08406

Asking \$419,000.00



## COMMENTS

Bruno's Italian Market a commercial condominium space with business for sale including liquor license to be sold separately - call listing agent for pricing. Liquor license is a Plenary Retail Distribution license with transit. CURRENTLY DELI / LIQUOR STORE - Ready to Sell - All Renovated. New A/C, Flooring, lighting, counter-tops and Shelving. Residential Neighborhood - Super Location - GREAT Income!! Perfect Opportunity for Owner/Operator. Own your own Retail/Liquor store with Real Estate (Packaged together). NO rent to pay, just Condo Fee (\$499/Mo) plus electric and property taxes. It is run as a Deli/Liquor Store by the current owner who has retired. Potential for owning this unique business in a residential area surrounded by multiple high and mid-rise buildings (Deliveries and local shopping) and only 1 block from very busy Ventnor beach with lots of tourist and foot traffic. Store is +/- 1,000sf which includes a back storage room and a bathroom with commercial sink. This location is the perfect setting to serve both seasonal and year-round residents of Margate, Atlantic City and Ventnor. Multiple BYOB restaurants in the immediate area! Liquor license has an additional Delivery option.

## PROPERTY DETAILS



Ask for Stewart Vaughan  
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