



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com



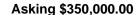














## **COMMENTS**

This business for sale is an established, multi-faceted operation located in a 7-year-old shopping center in Galloway, near Stockton University. It is strategically positioned along major roads, making it easily accessible and visible to potential customers. The business combines several revenue streams, including: - \*\*Cigarette License\*\*: Allows the sale of tobacco products, a consistent draw for customers. - \*\*Deli\*\*: Offers prepared foods, likely catering to quick, on-thego meals. - \*\*Restaurant\*\*: Features both dine-in and take-out options, providing flexibility for customers. - \*\*Bakery\*\*: Produces fresh baked goods, adding another layer of appeal. - \*\*Market\*\*: Likely a small retail section for groceries or convenience items. The proximity to Stockton University suggests a steady customer base of students, faculty, and staff, while the shopping center location and major road access enhance its visibility and convenience. At approximately 7 years old, the business aligns with the age of the shopping center, indicating it may be a well-established fixture in the community. This combination of offerings makes it a versatile operation with potential for diverse income sources.

## **PROPERTY DETAILS**

ParkingGarage 11 or More Spaces InteriorFeatures Cooling
Fire Sprinkler System
Restroom
Security System
Smoke/Fire Alarm
Storage



Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Email to: dph@bergerrealty.com



Water

Public