

# Berger Realty

Since 1928



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



45 New York  
Galloway Township, NJ 08205

Asking \$399,900.00



## 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-the-go 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     | InteriorFeatures      | Cooling     | Water  |
| 11 or More Spaces | Fire Sprinkler System | Multi-Zoned | Public |
|                   | Restroom              |             |        |
|                   | Security System       |             |        |
|                   | Smoke/Fire Alarm      |             |        |
|                   | Storage               |             |        |

Sewer  
Public Sewer

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

