



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



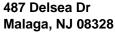












Asking \$749,000.00



COMMENTS

Exceptional Turn Key Business Opportunity in a high visibility commercial setting!!! The one and only Toni\'s Treats business and building are for sale. Not only is the building located in a heavily trafficked location that is busy all week long, but the business opportunities increase with the addition of shore traffic in the summer months all while this unique shop sits within walking distance of a Super Wawa, Dunkin\', Family Dollar, CVS, Restaurant, Diner, and other local retailers that keeps this business busy year round with locals and passerby traffic. Toni\'s Treats has been an established, locally owned business for many years, serving specialty ice cream, water ice, food to order, and more. Customers can also stop in and purchase a custom-made ice cream cake, and sweet treats pre-made for a quick bite. The building is set up for inside or outside dining and the parking lot allows for ample parking. This business was not set up with a short-term goal in mind with the high-end commercial kitchen appliances, double walk-in cooler, security system, and many other touches to keep this business running for years to come. In addition to the building, building supplies, and business, there is additional income available with the billboard on the property. This established business is waiting for the next new owner to add even more value to the thriving business with their own creative touch!

PROPERTY DETAILS			
Exterior	ParkingGarage	Cooling	HotWater
Block	11 or More Spaces	Central	Gas
Water			
Private	Ask for Donna M. Drohan		
	Berger Realty Inc		
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