

# Berger Realty

Since 1928



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



487 Delsea Dr  
Malaga, NJ 08328

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 Block	ParkingGarage 11 or More Spaces	Cooling Central	HotWater Gas
----------------	------------------------------------	--------------------	-----------------



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

