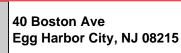




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





Asking \$699,000.00













COMMENTS

Bake in success from day one! 40 Boston Ave serves up steady income with a thriving bakery below and two warm 2BR/1BA apartments above—fully occupied and rising in value. Perfect for investors seeking turnkey cash flow or owner-occupants ready to run a business while collecting rent. With separate utilities, loyal tenants, strong visibility, and a prime corner location in Egg Harbor City's growing downtown, this property is a recipe for long-term appreciation and daily opportunity.

opportunity.			
PROPERTY DETAILS			
Exterior Block Frame/Wood	OutsideFeatures Restrooms	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures 220 Volt Electricity 440 Volt Electricity Fire Sprinkler System Smoke/Fire Alarm Three Phase Electric
Heating Forced Air	Cooling Central	HotWater Gas	Water Public

Sewer



Ask for Brandon Howell Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bah@bergerrealty.com

