

# Berger Realty

Since 1928



Berger Realty, Inc.  
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40 Boston Ave  
Egg Harbor City, NJ 08215

Asking \$699,000.00



## COMMENTS

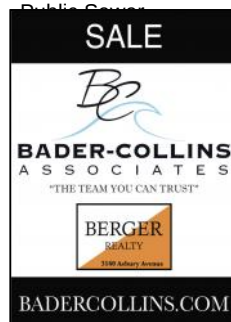
Bake in success from day one! 40 Boston Ave serves up steady income with a thriving bakery below and two warm 2BR/1BA apartments above—fully occupied and rising in value. Perfect for investors seeking turnkey cash flow or owner-occupants ready to run a business while collecting rent. With separate utilities, 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.

## PROPERTY DETAILS

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

Sewer

Public Sewer



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