

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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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



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