



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 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 Public Sewer			



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