

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



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



Ask for Laryn Crisci
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: lrc@bergerrealty.com

