

# Berger Realty

Since 1928



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617 Zion Road  
Egg Harbor Township, NJ 08234

Asking \$1,200,000.00



## COMMENTS

Landmark Ice Cream Bar- A Rare Opportunity! Commercial/Residential Non-Conforming Use Property This versatile property features a beautifully updated 2-bedroom, 2-bath ranch-style home with modern finishes throughout. The inviting living room includes a built-in fireplace, leading to a dining area and a fully updated kitchen. The primary bedroom offers a private ensuite bath, and there's a convenient utility room for added functionality. Additional highlights include a full attic and a basement with both interior and exterior access, providing ample storage or potential for expansion. The home is equipped with gas heat, central air conditioning, public water, and public sewer. Outside, enjoy a covered carport and ample parking. The generational family business has long been a community favorite, strategically located at the border of two bustling towns to maximize visibility and access to densely populated neighborhoods. Little Dairy Bar, an established local icon, offers a true turnkey revenue opportunity- with loyal customer eagerly lining up every spring. As other similar businesses expand to year-round operations, there's strong potential to increase revenue throughout all four seasons. The large property provides additional possibilities, including on-site living quarter for owner-operations or option to create a single-family rental unit for extra income. Don't miss your chance to own this trophy property- a beloved destination and solid investment with multiple income streams. Will you be the next owner to carry out this sweet tradition?

## PROPERTY DETAILS

| Exterior                                                                                                                                                                                | Outside Features | Parking/Garage | Other Rooms          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|
|                                                                                                                                                                                         | Shed             | None           | Dining Room          |
|                                                                                                                                                                                         |                  |                | Laundry/Utility Room |
| <p>Ask for Colin Halliday<br/>Berger Realty Inc<br/>1670 Boardwalk, Ocean City<br/>Call: 609-391-0500<br/>Email: <a href="mailto:colin@bergerrealty.com">colin@bergerrealty.com</a></p> |                  |                |                      |
|                                                                                                                                                                                         | Basement         | Heating        |                      |
|                                                                                                                                                                                         | Full             | Forced Air     |                      |
|                                                                                                                                                                                         | Inside Entrance  | Gas-Natural    |                      |
|                                                                                                                                                                                         | Outside Entrance |                |                      |
| Water                                                                                                                                                                                   | Sewer            |                |                      |
| Public                                                                                                                                                                                  | Public Sewer     |                |                      |

