

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
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**656 Asbury-Business Only**  
**Ocean City, NJ 08226**

**Asking \$199,999.00**



## COMMENTS

Turn-key franchise in the heart of Downtown Ocean City, NJ! Located on high-traffic Asbury Avenue, this established shop offers strong brand recognition, steady local and seasonal customer flow, and full franchise support. Includes all equipment, recipes, and operational systems. Excellent opportunity for an entrepreneur or owner-operator to step into a proven, profitable concept in a prime location. Established in 1992 in South Philadelphia, this brand has built a reputation for its authentic, Italian-inspired hoagies, combining traditional recipes with fresh, flavorful ingredients. The brand prides itself on using the finest Thuman's meats and cheeses, fresh baked bread, and a variety of gourmet toppings. As a franchise, you'll benefit from comprehensive support, including advanced CRM tools, digital menu boards, business consultants, and robust marketing efforts. Join the family and deliver superior sandwich experience that's beloved by customers and celebrated with numerous awards. 3 weeks of corporate training for the new owners!

## PROPERTY DETAILS



Ask for Lauren Greiner  
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