



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



40 Boston Ave, Egg Harbor City, NJ, 08215

Price \$699,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 527     |
| Listing #    | 601911  |
| Taxes        | 7624.00 |

#### 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 i...*

#### PROPERTY FEATURES

|                                 |                              |                                                  |                                                                                                                                       |
|---------------------------------|------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Block<br>Frame/Wood | OutsideFeatures<br>Restrooms | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>440 Volt Electricity<br>Fire Sprinkler System<br>Smoke/Fire Alarm<br>Three Phase Electric |
| Heating<br>Forced Air           | Cooling<br>Central           | HotWater<br>Gas                                  | Water<br>Public                                                                                                                       |
| Sewer<br>Public Sewer           |                              |                                                  |                                                                                                                                       |

#### CONTACT



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@bergerrealty.com

Scan to see Property page.



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