

Berger Realty

Since 1926



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500
oc17@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 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			

CONTACT



Ask for Laryn Crisci
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 610-368-8416
Email to: lrc@bergerrealty.com

Scan to see Property page.



Berger Realty

Since 1926



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500
oc17@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 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			

CONTACT



Ask for Laryn Crisci
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 610-368-8416
Email to: lrc@bergerrealty.com

Scan to see Property page.

