



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 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

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