



795 Route 109  
 Lower Township, NJ 08204

Asking \$2,499,000.00



### COMMENTS

Rare opportunity to acquire a thriving business in a stellar location. This is your chance to follow your dreams. Own your own successful, very well-established business, while still living here at the Jersey Shore, with our exceptional quality of life. High volume gasoline retailer and auto repair shop at the junction of Route 109, Ocean Drive and Exit 0 of the Garden State Parkway. Four miles away from the closest Super Wawa. Real estate, business and all FF&E included for a turnkey operation. You will be in business and making money the day you buy Cape Harbor Shell. This well-known and popular Cape May area business has been managed with loving care for twenty plus years by the current Owners, who are now retiring and ready to turn the reins over to the next entrepreneur who wants to control their own destiny and operate their own business. Full financials available to qualified Buyers. Cape Harbor Shell is a commercial condominium along with Sea Gear next door. Condo docs available.

### PROPERTY DETAILS

Parking	Garage	Heating	Cooling	Water
Off Street		Space/Wall/Floor	Wall Air Conditioning	Well
Paved				

Sewer  
 City

Ask for Louis Paone  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com

