

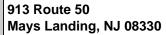


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Asking \$635,000.00











## **COMMENTS**

Building & Business for SALE! Amazing business opportunity! Family operated for over 25 years. Jo Ann\'s is legendary for their home-made pastas and family style, true, Italian cooking. Old world recipes handed down through generations. Owners are now looking to retire, but remain open for daily business, catering & hosting banquets for special occasions (showers, birthdays, etc). The owners will assist with your smooth transition. The upstairs \"unit\" with separate rear entrance, has a full bath with shower, but it\'s NOT a residence. Excellent \"monument\" signage, and ample on-site parking are provided for the site. CONSIDER THIS LOCATION FOR OTHER USES TOO -- IDEAL FOR PROFESSIONAL/MEDICAL OFFICE, RETAIL/GENERAL BUSINESS, PERSONAL SERVICES (SALON, SPA, STUDIO), FINANCIAL/BANKING. Route 50 location provides high car-counts/exposure, and convenience for customers due to its proximity to Rt 40, Rt 322, and the AC Expressway.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Heating
Other (See Remarks)	Sign	11 Or More Spaces	Gas Natural
	Fence	Off Street	Forced Air

CoolingHotWaterWaterSewerCentralAir GasPublicPublic



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