



**1803 Bayshore  
 Villas, NJ 08251**

**Asking \$649,900.00**



**COMMENTS**

COMMERCIAL BUSINESS OPPORTUNITY THAT INCLUDES THE REAL ESTATE PLUS A BONUS 2 BEDROOM, 1 BATH ATTACHED APARTMENT! La Mega Deli/Grocery Store/Restaurant formerly Belly Busters & American Deli has been completely transformed over the past year! The tenants living in the apartment are currently paying \$2000 per month and are on a month to month lease. MANY NEW UPDATE AND ADDITIONS ADDED TO THE PROPERTY! NEW Roof, Siding, Flooring, Concrete, Landscape, Kitchen hood system, Parking lot and much more. Convert to natural gas, 2 water heaters, Redesigned apartment, Sonso sound system, 2 indoor speaker, 2 outdoor speakers, Security surveillance cameras system, 60" Gas Countertop Griddle with Thermostatic Controls, Natural Gas 6 Burner 36" Range with 1 Convection Oven, 30" x 60" 16-Gauge Stainless Steel Equipment Stand with Under shelf, 48" Refrigerated Sandwich Prep Table, 47" Refrigerated Sandwich Prep Table, Two Pan Open Well Electric Steam Table, 16" Heavy-Duty Variable Speed Immersion Blender, 3 Black Swing Glass Door Merchandiser Refrigerator with LED Lighting, Commercial Blender with Paddle Controls, 2 40 lb. Digital Price Computing Scale, Hand sink in the prep room up to date with inspections! Mesh Wi-Fi system, Cash register counter, POS System, Floor plans for the shed to convert into office second floor and storage /bathroom on the first floor, Outdoor tables and chairs. Call for appointment today!

**PROPERTY DETAILS**

**OutsideFeatures**

**ParkingGarage**

**OtherRooms**

**InteriorFeatures**



11 Or More Spaces  
 Office Space Avail  
 Coffee Shop  
 Retail Store  
 Utility Room  
 Hot Water  
 Call: 609-399-0076  
 Email to: kas@bergerrealty.com  
 http://www.buytheshore.com

220 Volt Electricity  
 Restroom  
 Storage

