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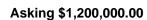
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## 137 Route 9 Marmora, NJ 08223





## **COMMENTS**

Here's the 'Scoop'! Check out this awesome spot for your next business venture. Located on a busy highway with tons of visibility, this established ice cream shop is ready for you! With 2000 square feet (1700 SF on the main floor and 300 SF on the second floor), this space offers plenty of potential. Right on a major highway, everyone will see you! Plus, it\s just minutes from Ocean City, NJ, and many campgrounds, making it perfect for attracting both tourists and locals. The ice cream shop is fully-equipped, so you can hit the ground running. You\'ll be surrounded by popular spots like TD Bank, Sturdy Bank, Wawa, Cooper Health, Mavis, Dollar General, & Beacon Building Supplies, guaranteeing a steady stream of potential customers. Possible additional development potential.

## **PROPERTY DETAILS**

Exterior OutsideFeatures ParkingGarage InteriorFeatures
Block Sign 11 Or More Spaces Other (See Remarks)
Other (See Remarks) Off Street

Heating Cooling Water Sewer Forced Air Central Air Well Septic

Conditioning



Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

