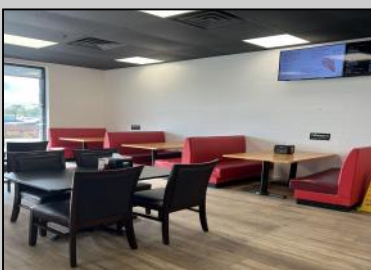




3159 Route 9 South  
Rio Grande, NJ 08242

Asking \$199,900.00



### COMMENTS

Thriving Pizzeria Restaurant for sale in a high traffic location with excellent visibility. Discover an exciting opportunity to own and operate a well-established pizzeria in a prime location. This pizzeria has steady takeout and delivery revenue, along with dine in and walk up traffic revenue. This local spot has built a loyal customer base offering classic and gourmet pizzas, salads, appetizers, beverages and ice cream. The restaurant boasts a modern, inviting interior with seating for dine-in guests, along with a fully-equipped kitchen featuring high-quality pizza ovens, prep stations, and refrigeration. This sale also comes with point of service system and all signage. Ample parking. Lease Terms: The property comes with a favorable long-term rental lease, offering stability for new owners. The lease covers the restaurant space, with competitive rent and flexible renewal options. \$4,200 monthly This is a turn-key opportunity for an experienced restaurateur or an aspiring entrepreneur looking to step into a profitable, community-loved business. Don't miss out on this chance to own a thriving pizzeria in a prime location! OWNER FINANCING AVAILABLE

### PROPERTY DETAILS

|             |                      |          |       |
|-------------|----------------------|----------|-------|
| Heating     | Cooling              | Water    | Sewer |
| Gas Natural | Central Conditioning | Air City | City  |



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: lam@bergerrealty.com

