

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



4105 Landis  
Sea Isle City, NJ 08243

Asking \$200,000.00



## COMMENTS

Motivated Seller! Owner is retiring! Take advantage before the summer. Thriving Pizza Shop Opportunity in Prime Sea Isle Location! The sale includes the business only, with the requirement to sign a lease with the landlord for the building. Current rent is \$2200/month. Fully equipped and ready for continued success, the shop features a new air conditioner, bathroom, hood, and tankless water heater, along with three bain-maries (3 years old), three freezers (3 years old), two recently serviced pizza ovens, a deli slicer, and a 60-quart dough machine capable of making 60 dough balls at a time. There's even space for indoor seating, and possible seating outside. This is your chance to own a thriving business in a prime location in the center of town with plenty of growth potential by extending hours and operating 7 days a week. Don't miss this rare opportunity to take over a beloved establishment in one of South Jersey's hottest beach towns!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Restrooms	None	Public Restroom
	Sign		
	Security Light/System		
	Other (See Remarks)		

## InteriorFeatures



Heating  
Gas Natural  
Cooling  
Central  
Ceiling Fan  
Ask for Stewart Vaughan  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: smv@bergerrealty.com

Sewer  
Public

HotWater  
Air Gas

