



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



Asking \$635,000.00

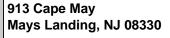














## COMMENTS

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 its 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

to Rt 40, Rt 522, and the AC Expressway:			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	Heating
Stucco	Fence	11 or More Spaces	Forced Air
	Sign	Off Street	Gas-Natural
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer
	Ask for Blake Halliday Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: beh@bergerrealty.com		

