



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



Asking \$635,000.00

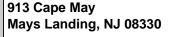














## COMMENTS

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 |
| 87                                       | Ask for Rodman Pierce<br>Berger Realty Inc |                   |              |
|  | 109 E 55th St. Ocean City                  |                   | I SPACE      |



109 E 55th St., Ocean City Call: 609-399-4211 Email to: rpp@bergerrealty.com

