

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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402 Zion  
Egg Harbor Township, NJ 08234

Asking \$549,000.00



### COMMENTS

For Sale - PRICE REDUCED. Well established DELI - Business and real estate. Owned by original owner for 30+ years. Sale includes FF&E, REAL ESTATE, SUCCESSFUL BUSINESS AND LOTTERY SALES Opportunity to expand take-home prepared food business provides upside for this popular trend. Business sales include deli and luncheonette, packaged & prepared foods. Equipment includes (partial list) 2 hoods, refrigerated display cases, kitchen equipment, deep fryer, 1 pizza oven, refrigerators and seating tables. Located on busy Zion Road near Atlantic Christian, Walgreens, Circle K etc... Excellent traffic and visibility. Daily traffic counts: 2017 Zion Rd - 7717 to 8919 vehicles & 2015-16 Ocean Heights 13,990 to 16,261 vehicles (NJ DOT Source). Prospective buyers will be required to sign a confidentiality agreement and provide financial qualifications prior to release of information.

### PROPERTY DETAILS



Ask for Ben Duncan  
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