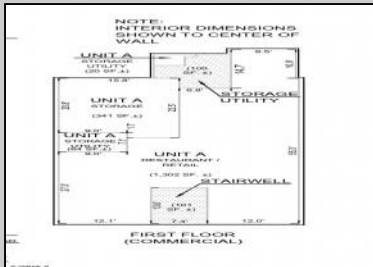


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



713 8th St, Unit A  
Ocean City, NJ 08226

Asking \$599,000.00

715 E 8th St  
Ocean City NJ  
BLOCK to BEACH &  
BOARDWALK

Commercial  
UNIT A



## COMMENTS

As they say LOCATION... open or expand your restaurant/bakery/food service business in this unbelievable location in the heart of the hospitality zone. 713 E 8th Street is the perfect location for food service due to the numerous hotels and B&B's that are within a 2-minute walk, successful bike rental next door, and not to mention the beachgoers heading down 8th Street right by your business. Ocean City's bustling shopping district is only a few short blocks away. This location offers supreme income potential due to the high traffic area in America's Greatest Family Resort at the Jersey Shore. Close to many of the City's public parking lots and 1-1/2 blocks to the beach and boardwalk. Your entrepreneurial dream can become a reality by owning your own restaurant, café, breakfast shop, take-out, bakery, ice cream shop, or coffee shop. The former tenant, OC Surf Café, was a landmark restaurant for many years before retiring. The seller has completely remodeled the 4 residential condo units above and updated the façade of the building.

## PROPERTY DETAILS

|                         |   |   |  |
|-------------------------|---|---|--|
| Exterior<br>Brick       | OutsideFeatures<br>Security Light/System<br>See Remarks<br>Sign | ParkingGarage<br>None   | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Living Space Available<br>Restroom<br>Smoke/Fire Alarm<br>Storage |
| Basement<br>Crawl Space | Water<br>Public   | Ask for Louis Paone<br>Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email to: lsp@bergerrealty.com | HotWater   |

