



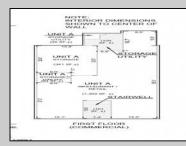
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

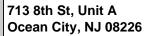
















## **COMMENTS**

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 Brick OutsideFeatures Security Light/System See Remarks

ParkingGarage None

Sign

InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Restroom Smoke/Fire Alarm Storage



Ask for Sheilah Baran

HeBierger Realty Inc<sup>Cooling</sup>
Forcad Air Central
Gas-Natural
Call: 609-391-1330
Softmail to: sdb@bergerrealty.cor

Se Finail to: sdb@bergerrealty.com

Public Sewer



