



137 Route 9  
Marmora, NJ 08223

Asking \$1,200,000.00



### COMMENTS

Here's the 'Scoop!' Check out this awesome spot for your next business venture. Located on a busy highway with tons of visibility, this established ice cream shop is ready for you! With 2000 square feet (1700 SF on the main floor and 300 SF on the second floor), this space offers plenty of potential. Right on a major highway, everyone will see you! Plus, it's just minutes from Ocean City, NJ, and many campgrounds, making it perfect for attracting both tourists and locals. The ice cream shop is fully-equipped, so you can hit the ground running. You'll be surrounded by popular spots like TD Bank, Sturdy Bank, Wawa, Cooper Health, Mavis, Dollar General, & Beacon Building Supplies, guaranteeing a steady stream of potential customers. Possible additional development potential.

### PROPERTY DETAILS

Exterior Block	OutsideFeatures	ParkingGarage	InteriorFeatures
Slab	Sign	11 or More Spaces Off Street	Other (See Remarks)
Basement	Heating	Cooling	Water
Slab	Forced Air	Central	Well
Sewer			



Ask for Carole Aust  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cra@bergerrealty.com

