



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

Sewer



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

