

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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Street Street  
Franklin Township, NJ 08873

Asking \$650,000.00



### COMMENTS

**\*\* FREESTANDING BUILDING\*\* DELI BUSINESS\*\*** Why work for someone else when you can be your own boss? Take control of your future with this well-maintained, freestanding commercial building that includes a thriving, established business and a loyal customer base. This opportunity offers a variety of revenue streams, including lottery sales, ATM, deli and grill, grocery items, ice cream, chips, bakery goods, milk, coffee, cigarettes, candy, snacks, toiletries, and more. Plus, enjoy outdoor seating for added appeal! The sale includes the property, business, and inventory—making it a turnkey opportunity for an aspiring entrepreneur. With the potential to extend business hours and increase income, the possibilities are endless. Features include gas heat, central air, and public water/sewer. Priced aggressively, this opportunity won't last long. Don't miss your chance to own and grow your own business!

### PROPERTY DETAILS

|                                      |  |  |                                |
|--------------------------------------|--|--|--------------------------------|
| Exterior<br>Brick                    | ParkingGarage<br>1 to 5 Spaces<br>Off Street | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm | Basement<br>Full<br>Unfinished |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                           | Water<br>Public                                  | Sewer<br>Public Sewer          |



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