



4105 Landis  
 Sea Isle City, NJ 08243

Asking \$250,000.00



### COMMENTS

VOTED ONE OF THE BEST RESTAURANTS IN SOUTH JERSEY (LOCAL EDITION) SEE PICS...Business only .. must sign lease with Landlord for the building. Here's a fantastic business opportunity to own a thriving pizza shop in the most desirable area of Sea Isle, located next to the corner of Landis and JFK Blvd. This prime spot is right in the heart of everything, just one block from the beach. The current pizza maker will stay on full-time, and the owner will remain for a few months to help you get acclimated. (this owner wants to retire, so, the new owners can be open 7 days... make \$\$\$\$ ) The restaurant comes with the following features: - New air conditioner - New bathroom - New hood - New tankless water heater - Three bairnaries (2 years old) - Three freezers (5-6 years old) - Space for tables (currently used for storage) - Strong take-out business using fresh dough - Deli slicer - Two recently serviced pizza ovens - Recently serviced 80-quart dough machine (handles 50 lbs. of flour, making 60 dough balls at a time)

### PROPERTY DETAILS

| Exterior | OutsideFeatures       | ParkingGarage | InteriorFeatures      |
|----------|-----------------------|---------------|-----------------------|
| Brick    | Restrooms             | None          | 220 Volt Electricity  |
|          | Security Light/System |               | Fire Sprinkler System |
|          | See Remarks           |               | Restroom              |
|          | Sign                  |               | Security System       |
|          |                       |               | Smoke/Fire Alarm      |
|          |                       |               | Storage               |



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