

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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715 8th St  
Ocean City, NJ 08226

Asking \$599,000.00



## COMMENTS

Why Lease??? ..when you can OWN! And as they say.... LOCATION - LOCATION - LOCATION... Your entrepreneurial dream can become a reality by purchasing your own piece of coveted Ocean City real estate. This property is situated in the PERFECT place to open or expand your restaurant/bakery/food service business in the very heart of the hospitality zone. 715 E 8th Street is the ideal spot for any kind of food service(breakfast cafe/luncheonettes; unique cuisine restaurants foods; franchises; specialty donut/pastry & coffee or espresso shops; ice-cream/gelato shop; or a spot for a large take-out location, or any kind of retail). Commercial condo features approx 1,825 sq ft which includes generous sit-down service (with or without take-out service options); large commercial kitchen with existing ventilated hood; public bathroom; exterior walk-in freezer area; storage; and bonus space to support owner office/operating manager spaces. This supreme location offers incredible income potential due to the HUGE TRAFFIC AREA in America's Greatest Family Resort at the Jersey Shore due to the numerous hotels and B&B's that are within a 2-minute walk, successful bike rental next door, multiple Boardwalk parking lots, 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. The former tenant, OC Surf Café, was a landmark restaurant for many years before retiring, & left some FF&E behind. Seller has completely renovated the 4 upper-level residential condo units (3 units just sold & only one still available for sale) and updated the façade of the building. Fantastic business operation opportunities in an incredible Jersey Shore vacation spot like this one often, so ACT FAST! Time is of the essence on this one...so right now, get it under contract before it's gone! RARE FIND - WON'T LAST!

Ask for Carole Lehl

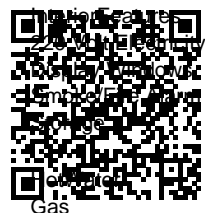
## PROPERTY DETAILS

Berger Realty Inc.  
Outside Features Parking/Garage  
109 E 55th St Ocean City  
Security Entry System None  
Sec Call 609-399-4211  
Sign Email to: cl@bergerrealty.com



Heating  
Forced Air  
Gas-Natural

Cooling  
Central



Water  
Public

Sewer  
Public Sewer