



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9601 atlantic, C-1, Lower Township, NJ, 08260

Price \$925,000.00



#### PROPERTY DETAILS

|              |            |
|--------------|------------|
| Total Rooms  |            |
| Bedrooms     | 0          |
| Baths Full   |            |
| Baths Half   |            |
| Year Built   |            |
| Type         | Restaurant |
| Block Number | 700        |
| Listing #    | 242793     |
| Taxes        | 9260.00    |

#### COMMENTS

*Located in The Grand at Diamond Beach! This is one of the best locations as there are over 500 residences within walking distance to the shop. It has been a successful coffee shop and Ice Cream Parlor for several years! Seats 49 people inside. Fully stocked with equipment...Lets make your dream come true....*

#### PROPERTY FEATURES

|                          |                 |                  |             |
|--------------------------|-----------------|------------------|-------------|
| ParkingGarage            | OtherRooms      | InteriorFeatures | Heating     |
| 6 To 10 Spaces           | Coffee Shop     | Smoke/Fire Alarm | Gas Natural |
|                          | Retail Store    | Security Camera  |             |
|                          | Public Restroom |                  |             |
| Cooling                  | HotWater        | Water            | Sewer       |
| Central Air Conditioning | Electric        | Public           | Public      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9601 atlantic, C-1, Lower Township, NJ, 08260

Price \$925,000.00



#### PROPERTY DETAILS

|              |            |
|--------------|------------|
| Total Rooms  |            |
| Bedrooms     | 0          |
| Baths Full   |            |
| Baths Half   |            |
| Year Built   |            |
| Type         | Restaurant |
| Block Number | 700        |
| Listing #    | 242793     |
| Taxes        | 9260.00    |

#### COMMENTS

*Located in The Grand at Diamond Beach! This is one of the best locations as there are over 500 residences within walking distance to the shop. It has been a successful coffee shop and Ice Cream Parlor for several years! Seats 49 people inside. Fully stocked with equipment...Lets make your dream come true....*

#### PROPERTY FEATURES

|                          |                 |                  |             |
|--------------------------|-----------------|------------------|-------------|
| ParkingGarage            | OtherRooms      | InteriorFeatures | Heating     |
| 6 To 10 Spaces           | Coffee Shop     | Smoke/Fire Alarm | Gas Natural |
|                          | Retail Store    | Security Camera  |             |
|                          | Public Restroom |                  |             |
| Cooling                  | HotWater        | Water            | Sewer       |
| Central Air Conditioning | Electric        | Public           | Public      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.

