

# Berger Realty

Since 1926



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

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

### CONTACT



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-3078  
Email to: lam@bergerrealty.com

Scan to see Property page.



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