



*Priced at*  
**\$3,999,900**



## About the Property

Exceptional real estate opportunities of this magnitude are rarely offered in the highly competitive Sea Isle City market. Positioned on an expansive, high-visibility 100x110-foot parcel, this landmark mixed-use property commands a premier presence in the heart of a bustling downtown district, directly adjacent to a high-traffic Wawa. The substantial footprint currently houses the legendary Phil's Famous Pizza and Restaurant, a 2600 square foot unit with 53 seats, prep area, storage area, counter area, take out windows and more. A true staple of the local community, Adjoining the restaurant is a versatile commercial unit, currently operating as a nail salon, which offers incredible flexibility for a secondary dining concept, a boutique retail boutique, or a professional service business ...



## Features

- Heat Fuel:Gas Natural
- Display Window
- Living Space Available
- Smoke/Fire Alarm
- Central Air
- Heat Fuel:Forced Air
- Fire Sprinkler System
- Restroom
- Storage
- Wall Air Conditioning

Give me a call!

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