Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

1265 Bayshore
Villas, NJ 08251

Asking $435,100.00

COMMENTS

Cape May/ Delaware Bay area to go style high visibility restaurant. Successful, fully established year-round business with many new upgrades and improvements that include the equipment, building and real estate (inventory can be supplied). There\'s plenty of parking, a large lot (129\' x129\'), central air and heat. Proven income maker, seller willing to train during the transition period. Financials available to qualified buyers. The property is GB and composed of 2 lots one is 60 x 121 with a 1 story commercial restaurant of Approx. 1190 sq. ft. and the second lot is 62 x111 which is a gravel parking lot. Recent improvement almost $100,000, new branding, just added an additional commercial convection oven, valued approx. $6,000 to the kitchen, website development, online reputation, new logo, new physical sign, new phone system, new security cameras, added a POS system to name a few of the recent upgrades. New December 2022: A new commercial dishwasher was installed. This has made the washing amazingly easier and the workload much less so one less position was cut required. Electrical upgrades too: Installation of new 400-amp service upgrade for future electrical loads. Includes new meter enclosure and additional 200-amp exterior main breaker panel. The existing 200-amp panel stayed in the same location; wiring originates from a new disconnect next to the meter enclosure. The owners are selling the real estate and the business as they need to move out of state to take care of the family. Call today and take this lucrative business over and be your own boss. Showings by appointment only.

PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating
11 Or More Spaces	Restrooms	Electric
Off Street	Smoke/Fire Alarm	Forced Air
	Storage	
HotWater	Water	
Gas	City	
	Sewer	
	City	

Ask for Patricia (Trish) Spengler
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