



**6200 New Jersey  
Wildwood Crest, NJ 08260**

**Asking \$900,000.00**



#### COMMENTS

Welcome to Brandon's Pancake House & Ice Cream Parlor! Built in 2010 this is one of the newest restaurants on the island. It features 13 parking spaces w/ 1 handicap. Allowance for up to 99+ seats (estimated in compliance w/ parking) If the back bathroom is utilized for guests, the seating capabilities can be 150+. This Turn-Key operation is in pristine working order, ready to go NOW for the 2024 season. Ice cream equipment includes, Electro Freeze soft serve machine (owned) 2 hard ice cream freezers that hold 8 flavors each (leased at no charge), new dip sink and all serving utensils and vessels included. 3 year old POS system from DBS includes 3 terminals, 3 kitchen printers, 3 credit card terminals, back house CPU and support for a year. ALL Bain Maries have been serviced and are in great working condition ALL refrigerators have been serviced and are in great working condition ALL grill/stoves/fryers have been thoroughly taken care of. Seasonal degreasing and maintenance performed regularly. Extra NEW gas valves, thermostats on hand for backups. Walk-In freezer is very spacious and serviced regularly to produce negative cold readings consistently Walk-In refrigerator is very spacious, serviced regularly and will produce consistent cold temperatures. Building has 4 year old Commercial Use Tankless water system with water filters to secure clean water for personal and commercial use. 1 ice machine, 5 years old, under the counter, Great working order 1 ice machine (leased yearly, \$1,100) 500 lb. hopper, Vineland Syrup Co. ALL Pepsi equipment leased (free) belongs to Pepsi except for one oversized Pepsi cooler which will be included in sale. 1 double waffle iron (owned) ALL small wares included, enough for buyer to completely utilize immediately ALL China, Glass, Silverware included as well to utilize immediately. Fully functional HOT/COLD indoor power washer station with hook ups throughout kitchen for regular maintenance, all floors are pitched to drains for easy cleaning. Dishwasher is brand new but leased monthly through Termac Corporation (\$213.25). Will provide chemicals but must lease, you have the option to lease/purchase but will need to be determined before sale of property. Full designated loading zone out back for deliveries Clean and spacious Trash/Dumpster area. 2 dumpsters included. 2 oil drums are owned by Mopac and are leased, free oil pickups but still not included in sale of property. Hood System: 4 Master fans in working order, yearly cleaning and maintenance, current inspection included (2022) 2 Return make up air fans, both replaced last year and in 100% working order VERY important – Cumberland fire & Protection Co. recently (May 2022) did a 12 year tank removal for recharge and inspection in ordinance with the state of NJ Fire Prevention. This not done every year but every 12 years. This is the 3k costly inspection for those that have operated a kitchen before. service records included. AIR CONDITIONING/HEAT – Entire building has Heat and air conditioning. 3 York Units, 1 unit heat/cool for main restaurant, 1 unit air conditioning for additional restaurant use. 1 unit heat/air conditioning for upstairs apartment. Top of the line compressors/handlers. Just spent 15k in a complete overhaul of York

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unit #2 air conditioner for restaurant. Now has life expectancy of 15+ yrs. All service records included. \*\*ALL equipment, in house, since maintenance and regular service has been kept in indoors with heat throughout winter. As people know seasonal town leave equipment in vacant buildings with no heat on. Minimal deprecation on all equipment occurs when left in climate controlled rooms. Outside closet/storage Back door has roll down flood/security gates. The 1 bed, 1 bath apartment above has a private entrance and is currently rented for \$1,650 a month. Call today for your appointment

#### PROPERTY DETAILS

|                   |                        |             |              |     |
|-------------------|------------------------|-------------|--------------|-----|
| ParkingGarage     | InteriorFeatures       | Heating     | Cooling      |     |
| 11 Or More Spaces | Fire Sprinkler System  | Gas Natural | Central      | Air |
| Off Street        | Living Space Available | Forced Air  | Conditioning |     |
| Paved             | Restroom               |             | Ceiling Fan  |     |
|                   | Smoke/Fire Alarm       |             |              |     |
|                   | Storage                |             |              |     |
| HotWater          | Water                  | Sewer       |              |     |
| Gas               | City                   | City        |              |     |



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