

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**11 Court House South Dennis  
Cape May Court House, NJ 08210**

**Asking \$180,000.00**



## COMMENTS

ASKING PRICE REDUCED. MOTIVATED SELLER. Incentive to close before summer. For sale is a Commercial, "Business-Only" opportunity with a 2-year term sublease, and an option to renew the sublease for one additional period of 5 years. Bring your concept and be open for the 2024 summer season! Situated in the bustling location of Cape May Courthouse, this turn-key business offers a simple and efficient design amenable to a variety of restaurant concepts interested in operating in a year-round capacity. It is conveniently positioned near Cape Regional Medical Center, Acme shopping plaza, and Starbucks, and has all the essentials – ready-to-go refrigeration, a fully equipped hot line, furniture, fixtures, cleaning supplies, and the like. Originally set up as a fast-casual, food-to-go restaurant with approximately 2201 sq ft of space, this bright and spacious restaurant boasts an open floorplan, counter-service seating, floor-to-ceiling plants, seating for 69 guests indoors, and a bonus outdoor space for 53 more. Call to schedule your private appointment.

## PROPERTY DETAILS

|                 |                  |                           |                         |     |
|-----------------|------------------|---------------------------|-------------------------|-----|
| OtherRooms      | InteriorFeatures | Heating                   | Cooling                 |     |
| Public Restroom | Smoke/Fire Alarm | Gas Natural<br>Forced Air | Central<br>Conditioning | Air |

|        |        |
|--------|--------|
| Water  | Sewer  |
| Public | Public |



Ask for Norman Hartzel  
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