

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
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110 Sunset
West Cape May, NJ 08204

Asking \$3,750,000.00



COMMENTS

A once-in-a-lifetime opportunity to own a highly popular, year-round restaurant three blocks from the beach in one of the hottest Mid-Atlantic shore towns. The restaurant was built in 2018 and offers interior dining, retail and office space, and outdoor seating on a 180 x 89 possibly subdividable lot. The mercantile license is for 98 seats. The FEMA Flood zone is AE. 3940 square feet of interior commercial space. C-3 Sunset Commercial District. Restaurant is located at a former gas station, offering unrestricted use -- NFA letter attached. Public water, sewer, natural gas, 14 parking spaces, and 2 ADA restrooms, server station, full-service commercial kitchen with Ansel system, walk-in cooler, retail section and second floor office area and employee restroom. Real Estate taxes are \$18,312. Restaurant contents transferring with sale, the name does not transfer. (the liquor license previously offered in sale is being withheld with new offer price)

PROPERTY DETAILS

| | | | |
|---------------------|-----------------------|-------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | InteriorFeatures |
| Other (See Remarks) | Sign | 11 Or More Spaces | 220 Volt Electricity |
| | Security Light/System | | Display Window |
| | | | Handicap Features |
| | | | Restroom |
| | | | Security System |
| | | | Smoke/Fire Alarm |
| | | | Storage |
| | | | Three Phase Electric |



Ask for Alexandra Aylward
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Multi-Zoned

