

# Berger Realty

Since 1920



Berger Realty, Inc  
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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

Heating  
Electric  
Forced Air

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Multi-Zoned

Sewer  
City

