



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com

















Asking \$3,750,000.00



COMMENTS

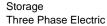
A once-in-a-lifetime opportunity to own a highly popular, year-round restaurant three blocks from the beach in one of the hottest Mid-Atlantic shore towns. The restaurant was built in 2018 and offers interior dining, retail and office space, and outdoor seating on a180 x 89 possibly subdividable lot. 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)

Exterior Other (See Remarks)

PROPERTY DETAILS OutsideFeatures ParkingGarage 11 Or More Spaces Sign

Security Light/System

InteriorFeatures 220 Volt Electricity **Display Window** Handicap Features Restroom Security System Smoke/Fire Alarm







Ask for David P. Hadtke, Berger Realty Inc Cooling E 55th St., OF an City Condition609-399-4211 CeEngatiano: dph@bergerrealty.com Multi-Zoned