

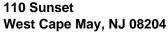


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$3,750,000.00





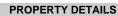






COMMENTS

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)

OutsideFeatures Sign Security Light/System ParkingGarage 11 Or More Spaces InteriorFeatures 220 Volt Electricity Display Window Handicap Features Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric



Ask for Sheilah Baran
Berger Realty Inc
Cooling Bay Avenue HotWater
Central Condition Rep-391-1330
Cetting at the total berger realty.com
Multi-Zoned

