

# Berger Realty

Since 1920



Berger Realty, Inc.  
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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 Veronica "Ronni" Vetro  
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Multi-Zoned

