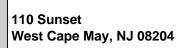




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Asking \$3,850,000.00













## **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)

PRO	PFRTY	DFTAIL	S

	PROPERTY DETAILS		
Exterior	OutsideFeatures	ParkingGarage	
Other (See Remarks)	Sign	11 Or More Spaces	
	Security Light/System		

InteriorFeatures 220 Volt Electricity Display Window Handicap Features Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric

Heating	Cooling	HotWater
Electric	Central	Air Electric
Forced Air	Conditioning	
	Ceiling Fan	

Multi-Zoned

Sewer City

