

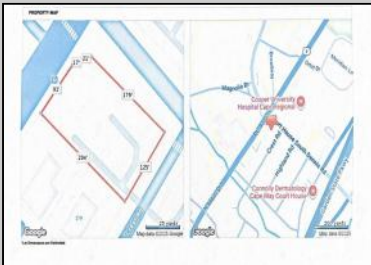
# Berger Realty

Since 1928



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218 North Main  
Cape May Court House, NJ 08210

Asking \$3,700,000.00

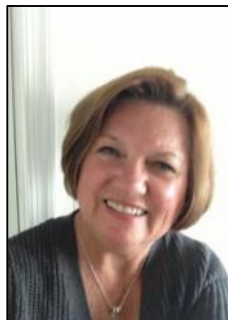


#### COMMENTS

Prime Cape May County Opportunity! Established Diner/Restaurant at the County's Busiest Intersection! A once-in-a-lifetime chance to own an iconic, high-performing establishment in one of Cape May County's most sought-after locations. Perfectly positioned at the busiest intersection in the county, this property sits directly across the street from Cooper Hospital and within walking distance of countless physicians, medical practices, and professional offices, ensuring constant traffic and visibility. Highlights: • Unbeatable Location: Maximum exposure with constant vehicle and foot traffic. • Accessibility: Three separate street entrances for easy customer access. • Parking: Expansive private parking lot with abundant capacity. • Established Brand: Longstanding reputation and loyal customer base. • Revenue: Consistently generates an unprecedented level of income. • Expansion Potential: Ideal for investors seeking a turnkey business with proven financials or a rebuild to your brand • Franchise Opportunity: The brand and business model are perfectly positioned for duplication and regional growth. This is more than just a property, it's a high-yield investment and a franchise-ready concept with limitless upside. Whether you're an investor looking to add a reliable income stream, or an entrepreneur envisioning a franchise rollout, this opportunity is unmatched in South Jersey.

#### PROPERTY DETAILS

|             |              |          |       |
|-------------|--------------|----------|-------|
| Heating     | Cooling      | Water    | Sewer |
| Gas Natural | Central      | Air City | City  |
|             | Conditioning |          |       |



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