

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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1200 central  
Minotola, NJ 08094

Asking \$875,000.00



## COMMENTS

This well known restaurant is a very busy location in town on a corner with plenty of parking. It seats over 100 people and has room for more if needed. The entire building was completely gutted and remodeled from the roof down. Everything is 4 years new. No expense was spared in the remodel and re construction. All new HVAC, roof, floors, walls, electrical, plumbing, and all equipment. There is also a lease or lease purchase available to a qualified operator. This is a great income producing business and is growing annually. The restaurant is open 6 days and is open from 7 am till 4 pm. It was open 7 days a week till 9pm, seller cut his hours down due to lack of family help. He also has Pizza which he also is not doing now. Add these back for much higher income!! There is a 55 plus community coming soon to the town for added population. Central Ave is a main road through town and to Rt 40.

## PROPERTY DETAILS

|                   |                         |   |   |
|-------------------|-------------------------|---|---|
| Exterior<br>Block | OutsideFeatures<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm |
|-------------------|-------------------------|---|---|



Cooling  
Call for (609) 399-0076  
Central  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: pjs@bergerrealty.com

HotWater

Water  
Public

