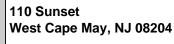




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





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)

PROPERTY DETAILS

Exterior Aluminum OutsideFeatures Security Light/System Sign

ParkingGarage 11 or More Spaces Off Street

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

Ask for Tony Bono Berger Realty Inc. Heating Asbury Avenue Cooling Cean City Electric Forcell A609-399-0076 ntral Email to: ab@bertgetrrearte,dcom



Sewer **Public Sewer**