

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
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110 Sunset  
West Cape May, NJ 08204

Asking \$3,750,000.00



SJSRMLS

## 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

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|----------------------|--|--|--|
| Exterior<br>Aluminum | OutsideFeatures<br>Security Light/System<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Three Phase Electric |
|----------------------|--|--|--|



Ask for Duane Jarvis  
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Sewer  
Public Sewer

