



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com



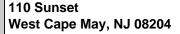












Asking \$3,750,000.00



## 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)

## Exterior Aluminum

OutsideFeatures Sign

ParkingGarage 11 or More Spaces Security Light/System Off Street

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



Ask for James Monteleone Berger Realty Inc. Heating E 55th St., Ocean City Electric Forcell A609-399-42 Central Email to: jfm@bekuerrændev.com

Sewer Public Sewer



**PROPERTY DETAILS**