

# Berger Realty

Since 1928



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



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

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 Tom Melchionni  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Email to: tom@bergerrealty.com

Sewer  
Public Sewer

