

# Berger Realty

Since 1928



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



3119 Revere Blvd  
Brigantine, NJ 08203

Asking \$2,250,000.00



## COMMENTS

Prime Commercial Bar/Restaurant Opportunity! Rarely available commercial offering in booming Brigantine Beach with Liquor License (Plenary Retail Consumption License with Broad Package Privilege). Former Cellar 32 Bar & Restaurant includes a two-story building comprising 6,750 square feet of bar and restaurant space with ample off-street parking (25 spaces). Seating for 240 patrons. Premier center of island location near Lighthouse Circle, CVS and year-round retail neighbors. Excellent pedestrian traffic and visibility. Re-open the restaurant/bar with liquor store or go with mixed use (commercial/residential), which is permitted in the zone. Amazing potential for bay and AC skyline views. Seller has recent appraisal supporting asking price, available upon request. Also available is a current building environmental report. Perfect opportunity to fill strong market need in a bustling shore town only minutes from Atlantic City!

## PROPERTY DETAILS



Ask for Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

