



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com

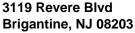












Asking \$2,250,000.00



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 Monica Raab Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: msr@bergerrealty.com

