

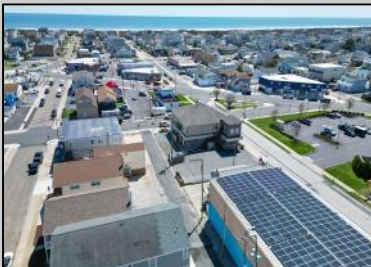
Berger Realty

Since 1920



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@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 Troy Eggie
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

