

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



110 Sunset, West Cape May, NJ, 08204

Price \$3,700,000.00

## PROPERTY DETAILS

|              |            |
|--------------|------------|
| Total Rooms  |            |
| Bedrooms     | 0          |
| Baths Full   |            |
| Baths Half   |            |
| Year Built   |            |
| Type         | Restaurant |
| Block Number | 32         |
| Listing #    | 250438     |
| Taxes        | 18311.00   |

## 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 a 180 x 89 possibly subdividable lot. The mercantile license is for 98 seats. The FEMA Flood zone is AE. 3940 S...*

## PROPERTY FEATURES

|                                   |                                                                   |                                    |                                                                                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Other (See Remarks)   | OutsideFeatures<br>Sign<br>Security Light/System                  | ParkingGarage<br>11 Or More Spaces | InteriorFeatures<br>220 Volt Electricity<br>Display Window<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Three Phase Electric |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central Air Conditioning<br>Ceiling Fan<br>Multi-Zoned | HotWater<br>Electric               | Water<br>City                                                                                                                                                         |
| Sewer<br>City                     |                                                                   |                                    |                                                                                                                                                                       |

## CONTACT



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-545-0757  
Email to: ls@bergerrealty.com

Scan to see Property page.



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