

# Berger Realty

Since 1920



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3401 New Jersey  
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Asking \$1,999,000.00



## COMMENTS

Current Bowling Alley with enclosed BAR/Restaurant w/ Liquor License which encompasses the entire top floor of 32,000 total square feet of space. The Bar is approximately 1,000 to 1,100 sq ft. There is a full kitchen, (4) four restrooms, Office, Front Desk & storage. The business includes all equipment, refrigeration and ancillary kitchen equipment, bar furniture, seating and other fixtures. There are some arcade games, tools and leasehold items, which are excluded. The Consumption Liquor License allows packaged goods to be sold from the bar. There is ample shared parking for the entire complex front and rear.

## PROPERTY DETAILS

|                      |                 |                     |              |
|----------------------|-----------------|---------------------|--------------|
| Exterior             | OutsideFeatures | ParkingGarage       | OtherRooms   |
| Block                | Sign            | Off Street          | Retail Store |
| Metal                |                 | Paved               |              |
| Other (See Remarks)  |                 | Other (See Remarks) |              |
| InteriorFeatures     | Heating         | Cooling             | HotWater     |
| 220 Volt Electricity | Curtain Wall    | Air Curtain         | Electric     |
| Restroom             | Gas Natural     | Central             | Air          |
| Security System      | Forced Air      | Conditioning        |              |
| Smoke/Fire Alarm     | Hot Water       | Multi-Zoned         |              |
| Storage              | Multi-Zoned     |                     |              |
| Water                | Sewer           |                     |              |
| City                 | City            |                     |              |

