

**1075 Bayshore  
Villas, NJ 08251**

**Asking \$2,299,900.00**



**COMMENTS**

Don't miss out on this rare opportunity to own a thriving restaurant and bar located in a prime, high-traffic area. Established for over four decades, the venue has built a strong reputation for quality food, exceptional service, and a vibrant atmosphere. The business features a fully operational kitchen, modern dining space, and a chic bar area, perfect for hosting events, live music, or happy hour specials. This location benefits from excellent foot traffic, proximity to major attractions, and a growing community of locals and tourists alike. The restaurant boasts a large dining area, stage for entertainment, ample parking, and easy access to public transportation. This turnkey operation comes with a fully furnished dining and bar area that seats 180 guests, inclusive of indoor, outdoor and bar seating options. The state-of-the-art kitchen and brick pizza oven is a well maintained workspace with all the necessary appliances and equipment, ready for immediate use. The full service bar is a popular spot with the locals and has an extensive drink menu, signature cocktails and a loyal clientele. There's a high revenue and diverse income from the dine in, takeout, delivery services, private events and catering as well. For even more revenue, there is a takeout liquor store. With a robust business model in place, there's plenty of room for growth. Opportunities to expand hours of operation, introduce new menu items, or increase marketing efforts could easily boost revenue. Additionally, the restaurant is ideally suited for hosting events such as live music, trivia nights, or private parties. This is a perfect opportunity for an experienced restaurateur or an aspiring entrepreneur to step into a successful, well-run business with a strong foundation and significant potential for future growth.

**PROPERTY DETAILS**

Exterior Block	OutsideFeatures Security Camera	ParkingGarage 11 Or More Spaces Off Street Paved	InteriorFeatures Restroom Security System Smoke/Fire Alarm Three Phase Electric Security Camera
Heating Oil Forced Air	Cooling Central Conditioning Ceiling Fan Multi-Zoned	HotWater Air Gas	Water City
Sewer City			

# Berger Realty

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