



**110 Sunset
 West Cape May, NJ 08204**

Asking \$4,750,000.00



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, bar, retail and office space, outdoor seating and a liquor license, on a 180 x 89 possibly subdividable lot. The mercantile license is for 98 seats. The FEMA Flood zone is AE. 3940 square feet of interior commercial space. C-3 Sunset Commercial District. Restaurant is located at a former gas station, offering unrestricted use -- NFA letter attached. Public water, sewer, natural gas, 14 parking spaces, 2 private dining trailers and 2 ADA restrooms, server station, full-service commercial kitchen with Ansel system, walk-in cooler, full bar, retail section and second floor office area and employee restroom. Real Estate taxes are \$18,312. Restaurant and bar contents transferring with sale, the name does not transfer.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Other (See Remarks)	Sign Security Light/System	11 Or More Spaces	220 Volt Electricity Display Window Handicap Features Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric



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