

Berger Realty

Since 1920



Berger Realty, Inc
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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	11 Or More Spaces	220 Volt Electricity
	Security Light/System		Display Window
			Handicap Features
			Restroom
			Security System
			Smoke/Fire Alarm
			Storage
			Three Phase Electric



Ask for Adelaide Misal
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Water

