



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

**Asking \$3,850,000.00**



### 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, 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 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, and 2 ADA restrooms, server station, full-service commercial kitchen with Ansel system, walk-in cooler, retail section and second floor office area and employee restroom. Real Estate taxes are \$18,312. Restaurant contents transferring with sale, the name does not transfer. (the liquor license previously offered in sale is being withheld with new offer price)

### 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 Ben Duncan  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: bmd@bergerrealty.com  
 Multi-Zoned

