



**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 Lori McCloskey
Berger Realty Inc
Cooling: Central
109 E 55th St., Ocean City
Call: 609-399-4211
HotWater: Air Electric
Conditioning
Cellular: lam@bergerrealty.com
Multi-Zoned

