

5401 Harding
Mays Landing, NJ 08330

Asking \$1,350,000.00



COMMENTS

Discover a truly unique opportunity to own a culinary institution steeped in tradition and community history. Welcome to Cousin Mario's Italian Restaurant, a beloved establishment that first opened its doors in 1973, founded by the visionary Mario Giordano. Situated in the heart of Mays Landing, New Jersey, this restaurant has become an integral part of the town's fabric, cherished for its authentic flavors and warm atmosphere. Cousin Mario's traces its origins back to the early 1970s when the Giordano family was introduced to Mays Landing by a cousin who said, "My Cousin Mario is getting ready to open up a pizzeria". The name "Cousin Mario's" stuck and has since become synonymous with exceptional Italian cuisine. The new building, constructed in 2008, boasts a prime location in a high traffic area just off US Highway 40, ensuring excellent visibility and accessibility. This remarkable property encompasses a bar, restaurant, and pizzeria, offering a diverse range of dining experiences. The sale includes a coveted Class C Plenary Consumption Liquor License "33," allowing for package goods to be sold. The expansive layout features a large banquet room, inviting sunroom, and a comfortable sitting lounge. A centerpiece gas fireplace, adorned with slate accents, divides the bar and lounge area, creating an inviting and cozy ambiance. The restaurant provides a designated spot for live music performances, elevated for optimal enjoyment. The property's versatility extends outdoors, accommodating events and concerts, making it a hub for community gatherings. Embracing modern eco-conscious practices, Cousin Mario's boasts a 180-panel solar system that's fully owned, providing both energy efficiency and a forward-thinking investment. The solar panels, installed 12 years ago, come with an additional three years of Solar Renewable Energy Credits (SRECs). The roof was also replaced 12 years ago with a 40-year shingle. Strategically positioned, Cousin Mario's is in close proximity to various businesses, including an Industrial Park, shopping centers, gas stations, schools, and more. Its location is a mere 10 miles from the Garden State Parkway, 18 miles from the Jersey Shore Beaches, and 17 miles from the vibrant Atlantic City. Step inside to experience the tastefully designed bar area with granite countertops, slate details, and beautiful Tuscan Style Ceramic Tiles for flooring. The bar features eight taps and ample seating, seamlessly connected to a separate dining area for family-style meals. An efficient kitchen layout ensures smooth operations, boasting multiple workstations, grills, ovens, deep fryers, and specialized equipment for various culinary needs. Some additional perks include an Air replacement system for fresh air circulation in the kitchen, Fully-equipped walk-in freezer with beer cage and glycol system, Well-maintained HVAC systems for optimal climate control, new grease trap, and upstairs storage including a wine and glass room, plus a manager's apartment. Cousin Mario's extends its offerings to a dedicated pizza express section, complete with package goods and efficient takeout services. The area features Blodgett ovens capable of baking multiple pies simultaneously, a POS system interconnected with the bar

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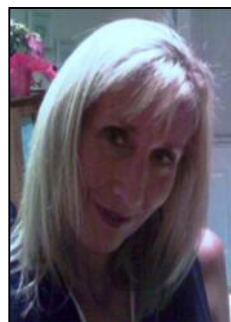
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and restaurant, and a well-appointed pizza prep station. Seize this incredible opportunity to own a restaurant that's not only a dining destination but a living testament to family tradition and community spirit. Make an appointment today to explore the full potential of Cousin Mario's Italian Restaurant in Mays Landing, New Jersey.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick Face	Security Light/System	11 or More Spaces	220 Volt Electricity
Frame/Wood	See Remarks	Paved	Fire Sprinkler System
	Sign		Other (See Remarks)
	Truck Door		Restroom
			Security System
			Smoke/Fire Alarm
			Storage
Heating	Cooling	HotWater	Water
Gas-Natural	Central	Gas	Public
Multi-Zoned	Electric		
	Multi-Zoned		
Sewer			
Public Sewer			



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