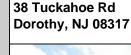
## Asking \$599,000.00















## **COMMENTS**

\*\*For Sale: Turn-Key, Award-Winning Tavern with Liquor License and Attached Residence\*\* Welcome to a rare, once-in-a-lifetime opportunity to own The Root Cellar Tavern, a thriving, award-winning tavern and attached residence, located in a strong locals\' community with consistent year-to-year turnover. This turn-key establishment is ready for you to buy today and open tomorrow, offering everything you need to hit the ground running. ### Tavern Features: -\*\*Full-Service Restaurant\*\*: Enjoy an indoor dining area and bar with a capacity of 148 guests. -\*\*Outdoor Bar & Events Area\*\*: Situated on 3 acres of cleared land and an outdoor bar make it perfect for outdoor service and events. - \*\*Strong Locals' Establishment\*\*: This tavern has been a community staple for decades and has built a loyal customer base, ensuring steady business. -\*\*Ample Parking\*\*: Plenty of space to accommodate guests comfortably. - \*\*Three Oversized Sheds\*\*: Ideal for storage, keeping your operations smooth and organized. ### Residence Features: - \*\*Attached 4BR, 2BA Cape Cod Home\*\*: 1700+ sq ft of versatile space that can serve as your full-time residence or generate additional revenue as a rental property. \*\*Currently Rented\*\*: The home is currently rented on a month-to-month basis, offering immediate income potential. ### Investment Highlights: - \*\*Liquor License Included\*\*: This Plenary Retail Consumption License (Type 33) is a valuable asset that sets this property apart from the competition. - \*\*Priced to Sell\*\*: All of this can be yours for just \$599,000—a competitive price for such a unique and profitable property. Multiple revenue streams waiting for you to make it yours. Don't miss this chance to own a fully operational tavern with a built-in customer base, plus a beautiful home that offers flexibility and additional income potential. Act fast, as opportunities like this are few and far between! Contact Dan Mitchell at The Mitchell Realty Group, Keller Williams Atlantic Shore, to schedule a private showing today!

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Exterior OutsideFeatures ParkingGarage
Stucco Fence 11 or More Spaces
Vinyl Restrooms Off Street
Security Light/System Paved

Sign

Fire Sprinkler System Living Space Available Restroom Security System Smoke/Fire Alarm

InteriorFeatures

220 Volt Electricity

**Display Windows** 

Storage

Basement Heating Cooling HotWater Finished Baseboard Central Gas





Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



Forced Air Gas-Propane

Multi-Zoned

Water Sewer Private Private Well Septic Multi-Zoned



Ask for James Gray Haenn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: jgh@bergerrealty.com

