

**38 Tuckahoe Rd
Dorothy, NJ 08317**

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!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Stucco	Fence	11 or More Spaces	220 Volt Electricity
Vinyl	Restrooms	Off Street	Display Windows
	Security Light/System	Paved	Fire Sprinkler System
	Sign		Living Space Available
			Restroom
			Security System
			Smoke/Fire Alarm
			Storage
Basement	Heating	Cooling	HotWater
Finished	Baseboard	Central	Gas
	Forced Air	Multi-Zoned	

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