



**705 New York  
 Somers Point, NJ 08244**

**Asking \$1,295,000.00**



### COMMENTS

Discover a rare opportunity to own a thriving craft brewery in Somers Point, just minutes from Ocean City. This turnkey business is strategically located with prime exposure from Route 9 and easy access off the Garden State Parkway Northbound & Southbound exits (less than one mile from both), ensuring high visibility and convenient accessibility for locals and tourists alike. Just off the popular Somers Point bike path and right across Ocean City's bustling 9th Street bridge, the brewery benefits from increased foot and bike traffic, making it a local favorite and a destination for visitors exploring the area. The sale includes the business, brand, real estate, and all equipment and furnishings, making it a seamless transition for the next owner. The spacious 2,800 sqft building is thoughtfully designed, featuring a custom concrete bar with a 12-tap system, two public restrooms, a state-of-the-art brewing system, a large cold box, a specialized grain room and separate office. The tasting room is furnished and offers indoor seating for 30+ guests, while the expansive outdoor patio provides additional seating, perfect for seasonal events and gatherings. The property includes 10 off-street parking spaces, a dual-zone HVAC system, and an owned solar panel system that offers up to eight years of SREC credits, ensuring energy efficiency and cost savings. The brewery's main revenue stream comes from its popular tap room, with significant upside potential for additional revenue streams and value-added opportunities. Whether you're a seasoned brewer or an entrepreneur looking to break into the industry, this turnkey brewery presents a prime opportunity to own a well-established, profitable, sustainable business in a growing market. Visit OCNJHomes.com to schedule your tour today!

### PROPERTY DETAILS

Exterior Block	Outside Features Fence See Remarks	Asker: Denna M. Brown Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: dmd@bergerrealty.com	Interior Features Handicap Features
Basement Slab	Heating Forced Air Gas-Natural	Parking Garage 6 to 10 Spaces	
Water Public	Sewer Public Sewer	Cooling Ceiling Fan(s) Central Multi-Zoned	