

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@BergerRealty.com



110 Sunset, West Cape May, NJ, 08204

Price \$3,850,000.00

### PROPERTY DETAILS

|              |            |
|--------------|------------|
| Total Rooms  |            |
| Bedrooms     | 0          |
| Baths Full   |            |
| Baths Half   |            |
| Year Built   |            |
| Type         | Restaurant |
| Block Number | 32         |
| Listing #    | 250438     |
| Taxes        | 18311.00   |

### 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 s...*

### PROPERTY FEATURES

|                                   |   |                                    |   |
|-----------------------------------|---|------------------------------------|---|
| Exterior<br>Other (See Remarks)   | OutsideFeatures<br>Sign<br>Security Light/System                  | ParkingGarage<br>11 Or More Spaces | InteriorFeatures<br>220 Volt Electricity<br>Display Window<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Three Phase Electric |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central Air Conditioning<br>Ceiling Fan<br>Multi-Zoned | HotWater<br>Electric               | Water<br>City   |
| Sewer<br>City                     |   |                                    |   |

### CONTACT



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-234-6472  
Email to: gmj@bergerrealty.com

Scan to see Property page.



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