

# Berger Realty

Since 1928



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

### CONTACT



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-230-6595  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

Scan to view Property page.



# Berger Realty

Since 1928



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

### CONTACT



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-230-6595  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

Scan to view Property page.

