



Berger Realty, Inc.

3160 Asbury Avenue Ocean City, NJ 08226

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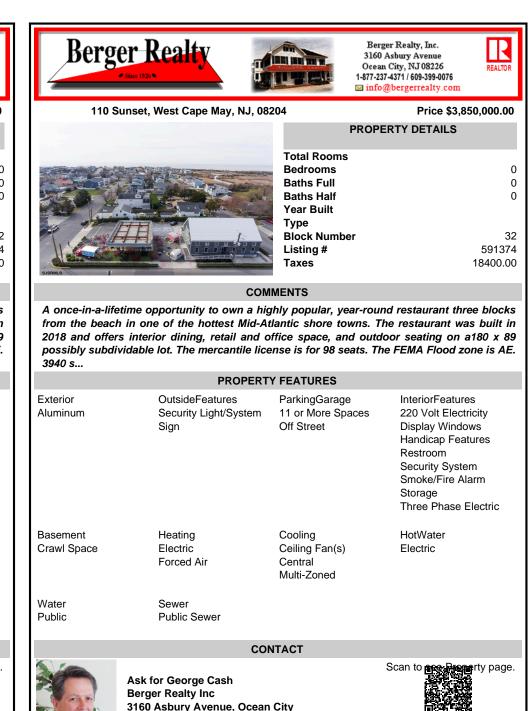
info@bergerrealty.com

REALTOP

## 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 a180 x 89 possibly subdividable lot. The mercantile license is for 98 seats. The FEMA Flood zone is AE. 3940 s...

|                         | PROPERT  | Y FEATURES  |  |
|-------------------------|--|---|--|
| Exterior<br>Aluminum    | OutsideFeatures<br>Security Light/System<br>Sign   | ParkingGarage<br>11 or More Spaces<br>Off Street    | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Three Phase Electric |
| Basement<br>Crawl Space | Heating<br>Electric<br>Forced Air  | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned | HotWater<br>Electric   |
| Water<br>Public         | Sewer<br>Public Sewer  |   |  |
|                         | CO   | NTACT   |  |
|                         | Ask for George Cash<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-231-3586<br>Email to: gbc@bergerrealty.com |   | Scan to an Brand The Page.   |



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