

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



110 Sunset, West Cape May, NJ, 08204

Price \$3,850,000.00

### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Type         |          |
| Block Number | 32       |
| Listing #    | 591374   |
| Taxes        | 18400.00 |

### 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>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                            |   |  |

### CONTACT



Ask for Lauren Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-5960  
Email to: lmg@bergerrealty.com

Scan to see Property page.



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