

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



110 Sunset, West Cape May, NJ, 08204

Price \$3,850,000.00

## PROPERTY DETAILS

Total Rooms	0
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 Aluminum	OutsideFeatures Security Light/System Sign	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures 220 Volt Electricity Display Windows Handicap Features Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric
Basement Crawl Space	Heating Electric Forced Air	Cooling Ceiling Fan(s) Central Multi-Zoned	HotWater Electric
Water Public	Sewer Public Sewer		

## CONTACT



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.



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