

**SALE  
PRICE  
\$469,000**



## **JOHN & SONIA'S BREAKFAST-LUNCH CAFE**

978 RADIO ROAD, LITTLE EGG HARBOR, NJ  
OCEAN COUNTY

### **BUSINESS HIGHLIGHTS**

*(60) year history as successful Diner/  
Luncheonette – (17) years with current owners*

*Seating for (95) with separate second dining  
room*

*Immaculately maintained with many capital im-  
provements*

*12% Increase in sales year after year with 2021  
and 2022 YTD the best ever even after eliminat-  
ing Friday dinners and closing on select holidays*

*Consistent year round business from a loyal cli-  
entele with an explosion of business in the sum-  
mer months*

*Financials available with NDA*



### **REMARKS**

*Family owned and operated Breakfast & Lunch Café in the Mystic Isle section of Little Egg Harbor; year round operation with (60) year track record; completely turnkey; sale includes property - 2,200 total square foot side by side condo units; this high cash flow business has afforded the owners the opportunity to sell and retire early; A steal at this price!!! Ample parking; beautifully appointed banquet/additional dining room. Owner looking to retire - needs energized operator to take solid business to the next level. Financing available to qualified!*

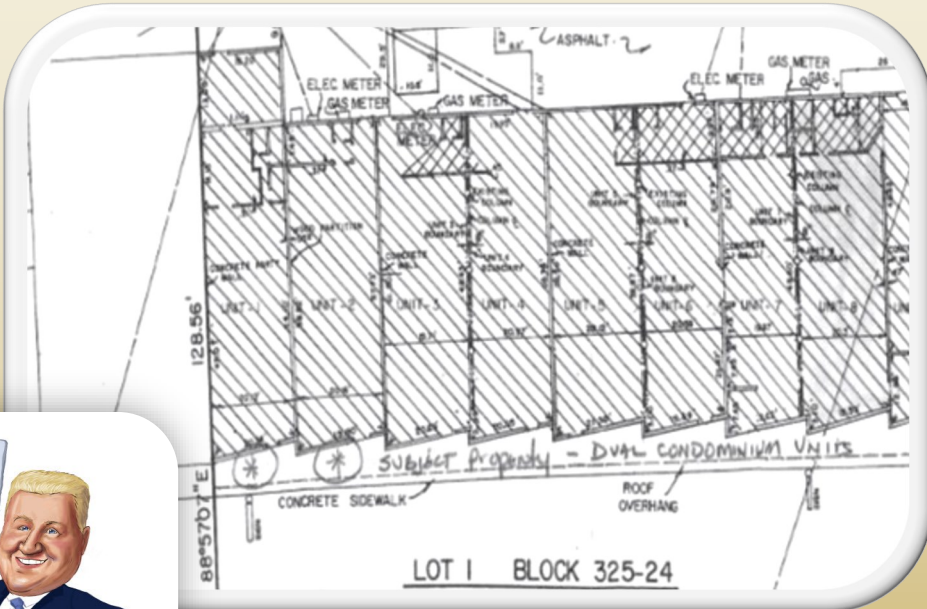


# BUSINESS & PROPERTY INCLUDED

FINANCING AVAILABLE TO QUALIFIED

## PROPERTY DETAILS

- Located in the fully occupied "Shops of Mystic Isle" condominium strip center. Diverse tenants including a smoke shop; deli; Dominos pizza; ice cream shop; specialty coffee shop; a Real Estate and a Party business drive additional traffic to the center
- Yearly property taxes only \$ 5,000
- As the migration of home buyers in New Jersey continues to the shore areas, Little Egg Harbor has become a very popular location for those seeking both a primary residence or a second home. These purchases have driven an increase in both population and household income. The future is bright for both LEH & J&S's!!



**Contact "Diner Bob" for more information**



**BIELAT SANTORE  
& COMPANY**

A PROFESSIONAL REAL ESTATE ORGANIZATION

Robert Gillis | NJ Licensed Real Estate Salesperson  
732.531.4200 (office) | 732.673.3436 (mobile)  
rgillis@123bsc.com | www.123bsc.com