

# Mexican/Latin Restaurant



Photo shown to illustrate "Outdoor Latin Restaurant" only. Not actual representation

## HIGHLIGHTS:

- » REAL ESTATE, LIQUOR LICENSE, FF&E
- » HIGHLY VISIBLE CORNER LOCATION
- » RECENTLY RENOVATED
- » AFFLUENT AREA OF BERGEN COUNTY

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2021 Population	72,120	190,383	1,095,187
2021 Average HH Income	\$188,948	\$194,085	\$144,649

*Exclusively Marketed by:*

**Richard Santore**

Vice President/Broker  
(732) 531-4200  
ace@123bsc.com  
Lic: 8638256



**David A. Alvarez**

Licensed NJ R.E. Salesperson  
(201) 655-5255  
dalvarez@123bsc.com  
Lic: 1859500



201 Main Street  
Allenhurst, NJ 07711

**PROPERTY SUMMARY**

Building Sqft	3,070
Land Sqft	35,284
Year Built	1940
Real Estate Taxes	24,250
Zoning	R-15
Flood Zone	No
Seating Outside	40
Parking Spaces	60
Parking Surface	Paved
Corner Location	Yes
Traffic Counts	20,000 daily
Number of Ingresses	2
Number of Egresses	2

**INVESTMENT SUMMARY**

Offering Price	\$1,600,000
Price PSF	\$521.17 includes license/FF&E

**INVESTMENT SUMMARY**

ASSET SALE - Appealing Bergen County, NJ restaurant & bar serving exceptional Mexican/Latin cuisine; highly visible corner location on heavily traveled roadway; seats 90 including bar + 40 seats on attractive outdoor patio; new asphalt parking lot, striped surface for 60 cars; sale includes real estate, FF&E and valuable liquor license; financing available to qualified.

