

BURLINGTON COUNTY, NJ RESTAURANT & SPORTS BAR



HIGHLIGHTS:

- » PHENOMENALLY SUCCESSFUL, TURNKEY BAR/RESTAURANT READY TO TAKE TO THE NEXT LEVEL
- » EXPANSIVE 9300 SQUARE FOOT VENUE WITH MULTIPLE DINING & BAR OPTIONS
- » COMPLETELY RENOVATED & EXPANDED IN 2021
- » AWARD-WINNING CUISINE & ATMOSPHERE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	41,786	129,784	479,307
2023 Average HH Income	\$131,200	\$108,168	\$120,267

Exclusively Marketed by:

Richard Santore

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



Robert Gillis

Licensed NJ R.E. Salesperson
(732) 673-3436
rgillis@123bsc.com
Lic: 1541754



201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Building Sqft	9,500
Land Acres	8+
Year Built	2009 - Renovated 2021
Real Estate Taxes	82,000
R.E. Estimated Value	\$ 4,000,000 in 2014
Zoning	Commercial Highway Business
Number of Stories	1
Seating Outside	150
Parking Spaces	200+
Parking Surface	Asphalt
Bathrooms	1 Mens/1 Ladies public plus separate for employees
Traffic Counts	50,637vpd Combined RT. 130 & Rt. 206
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$3,500,000
	Business Assets Only

INVESTMENT SUMMARY

Iconic bar/restaurant. Originally built in 2009, then both renovated and expanded in 2021. Professionally designed, decorated and outfitted, expressive of the concept and vision of the ever present owner/operator. This expansive 9,300 square foot venue includes a main dining area seating (175); a spacious bar area with seating for (100); a unique (175) seat additional dining room & bar with retractable windows offering a true "open air" dining experience; an outdoor patio with fire pit seating (150) as well as private dining areas for parties and banquets.

