

BURLINGTON COUNTY, NJ - RIVERVIEW RESTAURANT

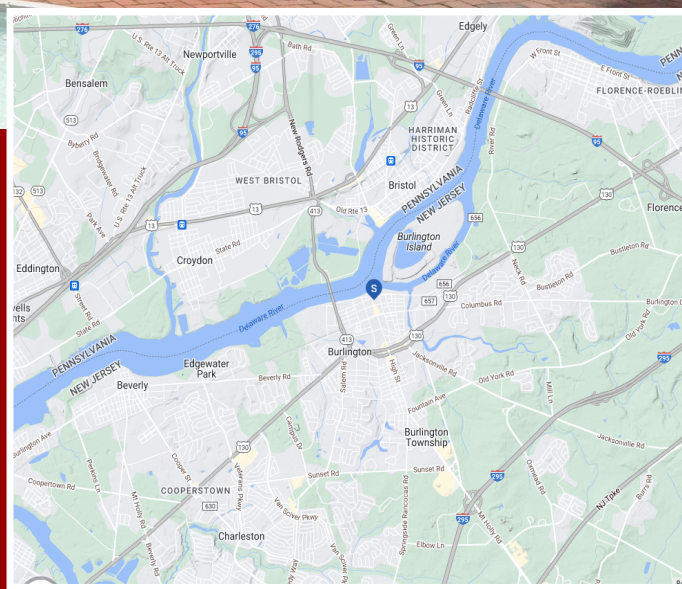
PRICE REDUCED TO SELL

WAS \$1,500,000 - NOW \$1,250,000



HIGHLIGHTS:

- » ASSET SALE ONLY
- » REAL ESTATE, LIQUOR LICENSE & EQUIPMENT
- » COMPLETELY REMODELED
- » LOCATED WITHIN OPPORTUNITY ZONE
- » **ALL REASONABLE OFFERS CONSIDERED**



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	68,910	180,831	702,218
2023 Average HH Income	\$101,520	\$106,555	\$117,733

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Building Sqft	10,332
Lot Sqft	21,780
Year Renovated	2019
R.E. Estimated Value	\$1,500,000
Real Estate Taxes	\$50,484
Zoning	TC-1 (Town Center District)
Road Frontage (Feet)	150
Number of Stories	2
Seating Private Outside	150
Parking Spaces	Municipal Lot
Bathrooms	3 -1st Level/2 - 2nd Level
Corner Location	Yes
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Offering Price	\$1,250,000
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INVESTMENT SUMMARY

This multi-level restaurant & bar is located in the heart of the beautiful, Burlington County Opportunity Zone overlooking the Delaware Riverfront. Designed as a casual, yet intimate setting providing high quality, freshly made seasonal American Classics. The spacious building can also accommodate events of all sizes - parties, weddings, business affairs. A top-to-bottom renovation was done in 2016 at a cost of \$1M+.

The 10,000 square foot space was converted into two dining rooms with bars - upstairs and down, a sunroom, lounge, meeting room, office and outdoor courtyard. A full basement and totally renovated kitchen with all new equipment rounds out the makeover. Forward thinking, the owners completed the project by replacing all mechanicals and plumbing; installing a new POS system: security cameras and alarms inside & out; a complete water filtration system; a dumbwaiter; upgraded IT with ethernet powered Wifi.

The owner has decided to pursue a different career path creating the opportunity for an experienced group to take this restaurant to unforeseen heights.

