

# MONMOUTH COUNTY, NJ RESTAURANT & BAR FOR SALE



*Photo used to illustrate "Restaurant/Bar" only and not actual representation*

## HIGHLIGHTS:

- » EFFERESCENT RESTAURANT & BAR
- » BOOMING MONMOUTH COUNTY NJ AREA
- » TURN-KEY IN IMPECCABLE CONDITION
- » GROSSING \$80k/WEEK
- » ROOM TO GROW BUSINESS
- » REAL ESTATE INCLUDED IN SALE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 Population	37,490	114,629	431,349
2024 Average HH Income	\$166,216	\$173,703	\$169,699

*Exclusively Marketed by:*

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201 Main Street  
Allenhurst, NJ 07711

**PROPERTY SUMMARY**

GLA (SF)	<b>7,906</b>
Land SF	<b>48,352</b>
Land Acres	<b>1.45</b>
Year Built	<b>1966</b>
Year Renovated	<b>2015</b>
Basement	<b>Yes</b>
Zoning Type	<b>NC Neighborhood Commercial</b>
Topography	<b>Grade Level</b>
Number of Parking Spaces	<b>86</b>
R.E. Appraised Value	<b>\$3,820,000</b>
R.E. Taxes	<b>\$27,017</b>
Seating Bar	<b>30</b>
Seating Dining	<b>190</b>
Seating Outdoor	<b>80</b>
Total Seating	<b>300</b>

**INVESTMENT SUMMARY**

Asking Price	<b>\$5,200,000</b>
R.E Price PSF	<b>\$483.17</b>
2023 Annual Sales	<b>\$4,000,000</b>
NOI (CURRENT)	<b>\$611,706</b>
NOI (Pro Forma)	<b>\$688,052</b>

<b>INCOME</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Gross Annual Sales Revenue	\$3,951,464	\$4,250,000
<b>Effective Gross Income</b>	<b>\$3,951,464</b>	<b>\$4,250,000</b>
Less Expenses	\$3,339,758 84.51%	\$3,561,948 83.81%
<b>Net Operating Income</b>	<b>\$611,706</b>	<b>\$688,052</b>

<b>EXPENSES</b>	<b>CURRENT</b>	<b>PRO FORMA</b>
Cost of Goods	\$1,179,512	\$1,268,625
Payroll	\$1,248,267	\$1,342,575
Payroll Tax	\$162,275	\$174,535
Real Estate Tax	\$27,017	\$27,017
Insurance	\$56,553	\$56,553
Utilities/Telephone	\$99,959	\$99,959
Trash Removal	\$20,900	\$20,900
Supplies	\$126,842	\$136,425
Laundry & Linen	\$20,268	\$20,268
Merchant Charges	\$93,255	\$100,300
Repair & Maintenance	\$89,303	\$96,050
Bookkeeper/Office	\$36,927	\$36,927
Advertising	\$9,879	\$10,625
License & Permits	\$5,726	\$5,726
Professional Fees	\$31,612	\$34,000
Leased Equipment	\$10,541	\$10,541
Outside Services	\$70,922	\$70,922
Miscellaneous Expense	\$50,000	\$50,000
<b>Total Operating Expense</b>	<b>\$3,339,758</b>	<b>\$3,561,948</b>
Expense / SF	\$422.43	\$450.54
% of EGI	84.51%	83.81%

**INVESTMENT SUMMARY**

Effervescent restaurant/bar in booming area of Monmouth County, NJ. Handsomely decorated interior with appealing 30 stool bar, 4 dining rooms with seating for 190 plus outdoor dining for 80. Sound reputation and developed loyal clientele. The physical plant itself is in impeccable condition. Spacious kitchen and basement storage make this offering a completely "TURN-KEY" restaurant. 86 onsite parking spaces. Grossing \$80K/week with room to grow! Financing available to qualified.

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