

POPULAR MONMOUTH COUNTY, NJ TRATTORIA BAR AVAILABLE FOR SALE/LEASE



Photo used to illustrate Italian Trattoria Bar only and not actual representation

HIGHLIGHTS:

- » TURN-KEY RESTAURANT AND BAR
- » HIGHLY VISIBLE MAIN STREET LOCATION
- » BLOCKS FROM ATLANTIC OCEAN BEACH FRONT
- » FAVORABLE LEASE TERMS AVAILABLE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 Population	70,309	124,180	307,467
2024 Average HH Income	\$132,594	\$141,466	\$150,527

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY	
Building Sqft	7,709
GLA (SF)	7,709
Lot Sqft	7,802
Real Estate Taxes	23,285
R.E. Estimated Value	2,500,000
Zoning	C-Commercial
Frontage (Feet)	50
Seating Dining	100
Seating Private Affair	100
Seating Bar	50
Seating Outdoor	30
Parking Spaces	36 + Street
Bathrooms	2
Corner Location	Yes

INVESTMENT SUMMARY	
Offering Price License, FFE, GW	\$500,000
Annual RE Triple Net Lease	\$150,000
Option to Purchase RE	YES
NOI (CURRENT)	\$196,362
NOI (Pro Forma)	\$264,981

INCOME	CURRENT	PRO FORMA		
Food Sales	\$1,300,000	65.0%	\$1,462,500	65.0%
Liquor Sales	\$700,000	35.0%	\$787,500	35.0%
Gross Annual Sales	\$2,000,000		\$2,250,000	
Less Expenses	\$1,803,638	90.18%	\$1,985,019	88.22%
Net Operating Income	\$196,362		\$264,981	

EXPENSES	CURRENT	PRO FORMA
Cost of Goods	\$629,000	\$707,625
Insurance	\$50,323	\$50,323
Payroll	\$626,000	\$704,250
Payroll Tax	\$78,250	\$88,031
Real Estate Taxes	\$23,285	\$23,285
Outside Services	\$115,845	\$115,845
Utilities/Telephone	\$63,278	\$63,278
Merchant Charges	\$51,800	\$58,275
Leased Equipment	\$9,357	\$9,357
Advertising	\$20,000	\$22,500
Repair & Maintenance	\$24,600	\$27,675
License & Permits	\$4,137	\$4,137
Professional Fees	\$10,000	\$11,250
Music & Entertainment	\$55,196	\$55,196
Laundry & Linen	\$7,400	\$8,325
Cable/Internet	\$6,167	\$6,167
Supplies	\$4,000	\$4,500
Miscellaneous Expense	\$25,000	\$25,000
Total Operating Expense	\$1,803,638	\$1,985,019
Expense / SF	\$233.97	\$257.49
% of EGI	90.18%	88.22%

INVESTMENT SUMMARY

Indulge in the allure of refined Italian cuisine at this well-established Monmouth County, NJ restaurant on highly visible Main Street. With a 100-seat dining area, a classic bar/lounge seating 50, and a private party room accommodating 100 guests, this culinary gem boasts an open display kitchen supported by a second full kitchen. Its long-standing reputation and ample parking for 36 cars (plus street parking), make it a lucrative opportunity - ideal for a passionate chef/owner. Currently grossing \$2M+.

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