

OLDE WORLD JERSEY SHORE PUB

FOR SALE



Photo used to illustrate "Olde World Style Pub" only and not actual representation

HIGHLIGHTS:

- » OLDE IRISH PUB DESIGN
- » JERSEY SHORE HIGHWAY LOCATION
- » MINUTES FROM THE BEACH
- » LONG STANDING TRACK RECORD
- » GROSSING \$2.4M +/-
- » REAL ESTATE INCLUDED IN SALE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 Population	44,686	101,635	393,917
2024 Average HH Income	\$175,798	\$160,655	\$136,323

Exclusively Marketed by:

Richard Santore

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Land SF	76,400
GLA (SF)	4,997
Land Acres	1.81
Year Built	1950
Zoning Type	HC Highway Commercial
Topography	Grade Level
Bar Seating	36
Number of Parking Spaces	78
R.E. Appraised Value	\$1,750,000
R.E. Taxes	\$19,028
Street Frontage	85
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Price	\$2,650,000
Price PSF	\$530.32
Occupancy	100%
NOI (CURRENT)	\$333,252
NOI (Pro Forma)	\$379,256

	INCOME	CURRENT	PRO FORMA
Gross Annual Sales Revenue		\$2,414,064	\$2,600,000
Effective Gross Income		\$2,414,064	\$2,600,000
Less Expenses		\$2,080,812	\$2,220,744
		86.19%	85.41%
Net Operating Income		\$333,252	\$379,256

	EXPENSES	CURRENT	PRO FORMA
Cost of Goods		\$871,477	\$938,600
Payroll		\$684,629	\$737,360
Payroll Tax		\$92,425	\$99,544
Real Estate Tax		\$19,028	\$19,028
Insurance		\$74,687	\$74,687
Utilities/Telephone		\$67,792	\$67,792
Trash Removal		\$10,200	\$10,200
Entertainment		\$26,063	\$26,063
Merchant Charges		\$56,731	\$61,100
Repair & Maintenance		\$62,524	\$67,340
Office		\$13,320	\$13,320
Advertising		\$24,141	\$26,000
License & Permits		\$4,250	\$4,250
Professional Fees		\$24,865	\$26,780
Leased Equipment		\$4,741	\$4,741
Outside Services		\$18,939	\$18,939
Miscellaneous Expense		\$25,000	\$25,000
Total Operating Expense		\$2,080,812	\$2,220,744
Expense / SF		\$416.41	\$444.42
% of EGI		86.19%	85.41%

INVESTMENT SUMMARY

One-of-a-kind "Olde Irish Pub Design" at the New Jersey Shore; Ocean County, NJ highway location; free standing 4,997 square foot building on 1.81 acres; quality food and drink in a vestige pub style atmosphere; long-standing track record in the area; a must see minutes from beach; grossing \$2.4M+; financing available to qualified.

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