

MONMOUTH COUNTY RESTAURANT AND BAR

PRICE REDUCED TO SELL

WAS ~~\$2,800,000~~ - NOW \$2,500,000



HIGHLIGHTS:

- » TURN-KEY RESTAURANT AND BAR
- » HIGHLY VISIBLE HIGHWAY LOCATION
- » RECENTLY REMODELED
- » OUTDOOR DECK
- » FOUR ACRE LOT

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	30,778	99,182	408,864
2023 Average HH Income	\$137,649	\$144,448	\$147,068

Exclusively Marketed by:

Richard Santore

Vice President/Broker

(732) 531-4200

ace@123bsc.com

Lic: 8638256



201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Building Sqft	6,507
Latest Renovation	2022
Lot Acres	3.88
Real Estate Taxes	\$26,719
R.E. Estimated Value	\$2,300,000
Zoning	HD-1 Highway Development
Highway Frontage (Feet)	200
Number of Stories	2
Total Seating	185
Parking Spaces	110
Parking Surface	Macadam
Bathrooms	2 Four Piece
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Offering Price	\$2,800,000 \$2,500,000
Real Estate Value	\$2,300,000
NOI (CURRENT)	\$123,492
NOI (Pro Forma)	\$230,650

INCOME	CURRENT		PRO FORMA	
Food Sales	\$1,040,000	65.0 %	\$1,300,000	65.0 %
Liquor Sales	\$560,000	35.0 %	\$700,000	35.0 %
Gross Annual Sales	\$1,600,000		\$2,000,000	
Less Expenses	\$1,476,508	92.28 %	\$1,769,350	88.46 %
Net Operating Income	\$123,492		\$230,650	

EXPENSES	CURRENT	PRO FORMA
Cost of Goods	\$604,000	\$755,000
Insurance	\$32,118	\$32,118
Merchant Charges	\$29,920	\$29,920
Payroll	\$463,200	\$579,000
Payroll Tax	\$55,584	\$69,480
Real Estate Taxes	\$26,719	\$26,719
Repairs & Maintenance	\$32,000	\$32,000
Utilities/Telephone	\$75,967	\$75,967
Supplies	\$41,280	\$51,600
Trash Removal	\$4,882	\$4,882
Advertising	\$8,000	\$8,000
Other Expenses	\$50,000	\$50,000
License & Permits	\$4,258	\$4,258
Professional Fees	\$3,200	\$4,000
Music/Entertainment	\$5,957	\$5,957
Office Expense	\$2,250	\$2,250
Computer/POS	\$8,199	\$8,199
Outside Services	\$28,974	\$30,000
Total Operating Expense	\$1,476,508	\$1,769,350
% of EGI	92.28 %	88.46 %

INVESTMENT SUMMARY

Turn-key Restaurant/Bar for Sale in Western Monmouth County, NJ

- **Location:** Highly visible State Highway
- **Property Size:** 3.88 acres
- **Building:** 6,500+ sq. ft. free-standing structure
- **Seating:**
 - Dining: 90 seats
 - Bar: 95 seats with flat screens
 - Outdoor Patio: 30 seats
- **Recent Renovation:** Complete top-to-bottom bar overhaul
- **Financials:** Grossing approximately \$1.5M annually
- **Financing:** Available for qualified buyers
- **Utilities:** Electricity, gas, water, sewer, and telephone

This property offers a fantastic opportunity for a new owner to step into a strong high-traffic location with a lot of upside potential. Interested?

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