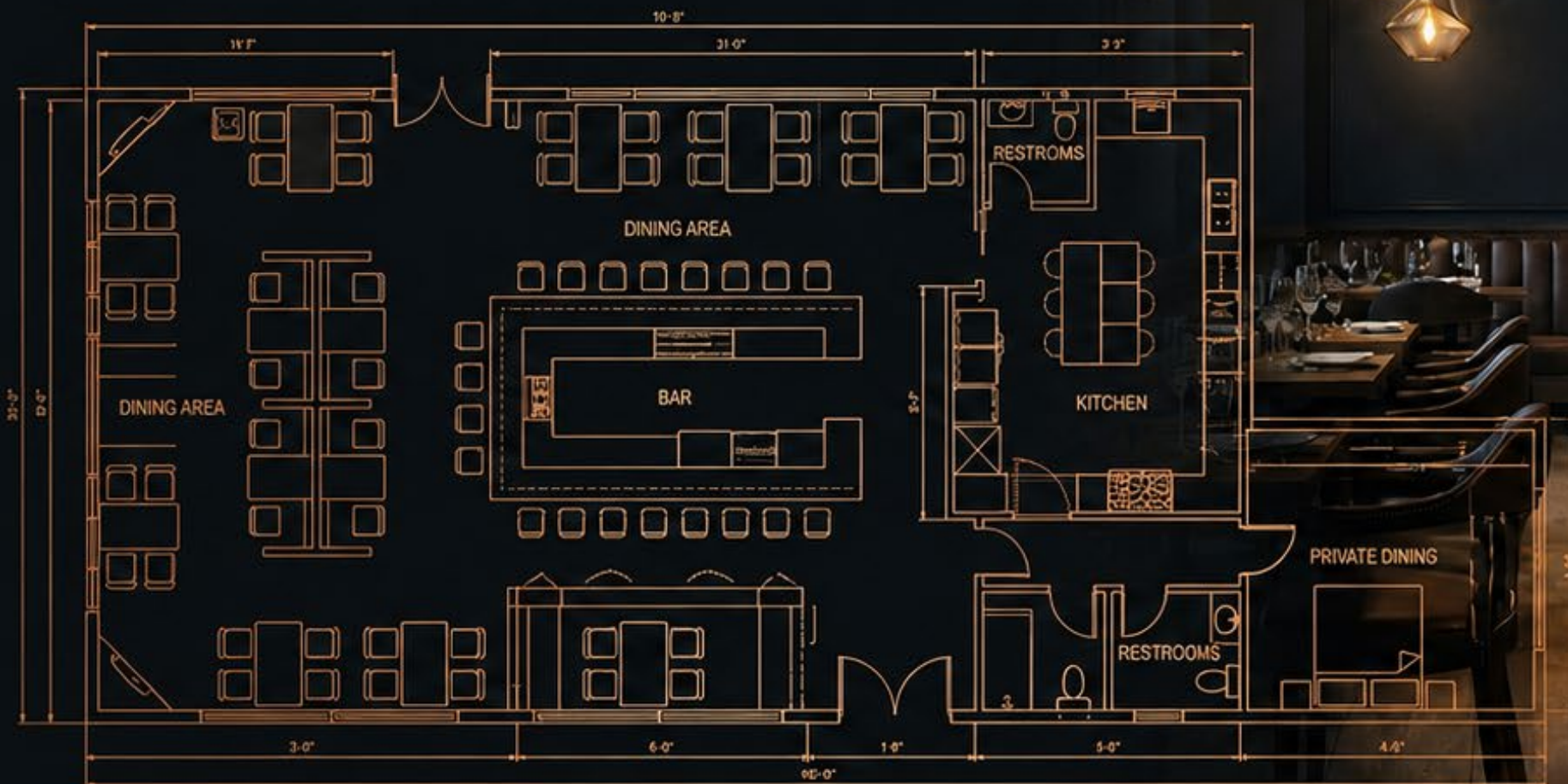
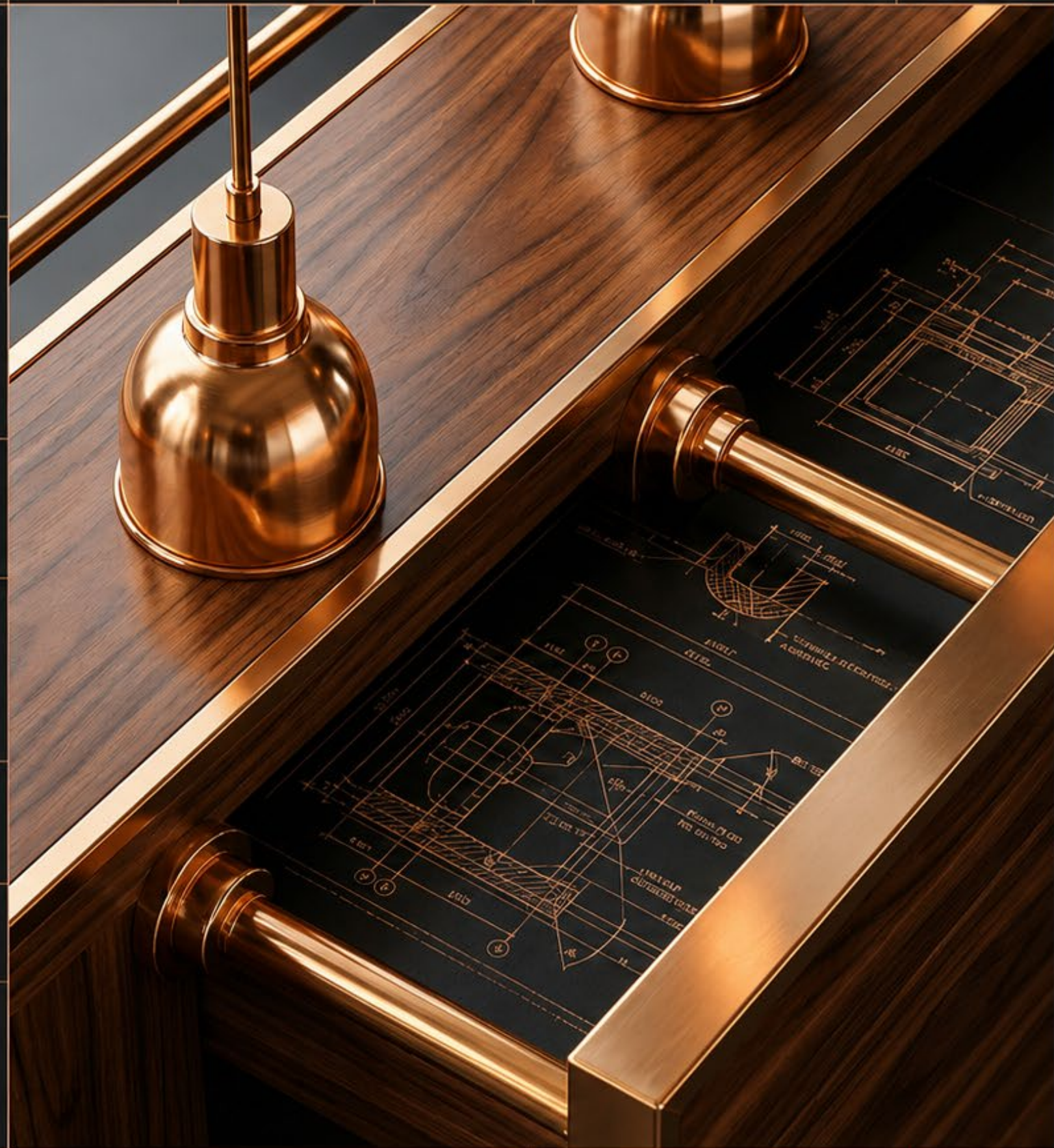


THE BROAD STREET OPPORTUNITY

A Premium Turnkey Hospitality
Acquisition in Red Bank, NJ



Confidential Information Memorandum



The Ultimate Turnkey Canvas

A rare opportunity to acquire a newly built, premium restaurant, bar, and hospitality infrastructure in one of New Jersey's most desirable downtown dining destinations.

Designed for an owner-operator, hospitality group, or established brand, this offering allows buyers to step immediately into an impressive, fully equipped operation.



Asset Class: Business asset sale only (real estate not included).



Scale: Two beautifully designed, complementary operating spaces.



Status: Confidential offering requiring zero ground-up development.

The Broad Street Epicenter



Prime Downtown Location:

Positioned directly on bustling Broad Street, ensuring maximum daily exposure.

Thriving Scene:

Nestled in the heart of Red Bank's premier dining and entertainment district.

Built-in Foot Traffic:

Capitalizing on the natural daily flow of residents, corporate professionals, and high-end retail shoppers.

The Turnkey Advantage: A \$2M+ Masterpiece

The extensive build-out, premium quality finishes, and commercial infrastructure represent a **massive capital investment already deployed**. This eliminates the crippling delays and escalating costs of modern restaurant construction, allowing operators to launch or expand their concept instantly.

Traditional Ground-Up Build

(18-24 months)



Permitting

Architecture

Construction
Delays

Equipment
Sourcing

Final
Inspections

The Broad Street Acquisition

**Day 1
Operational
Readiness**

7,800 Sq. Ft. of Premium Hospitality

Main Restaurant & Bar

5,300 square feet across two levels

Prime Broad Street frontage

High-volume evening dining and large-scale celebrations

Dedicated large upstairs venue

Café & Event Space

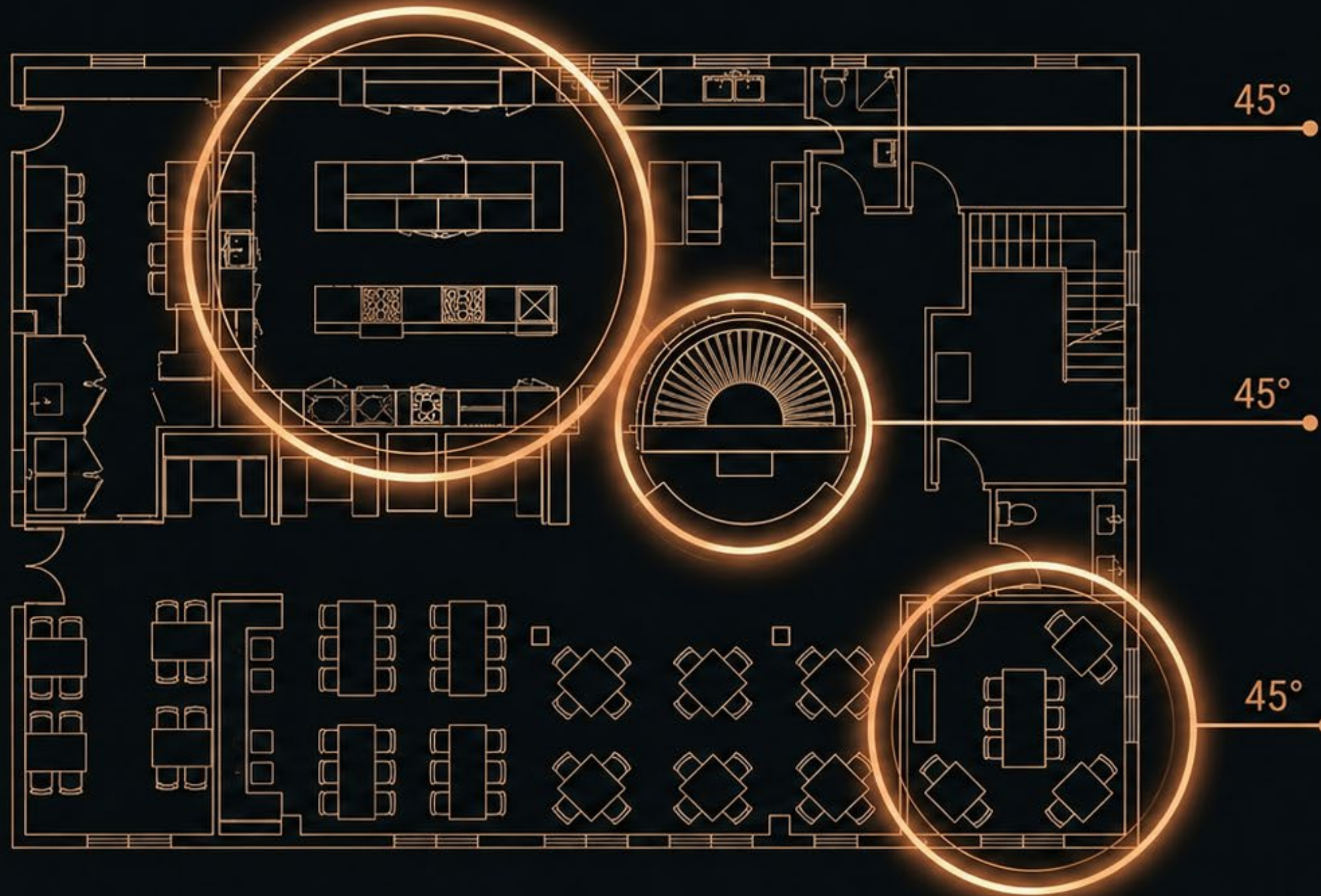
2,500 square feet

Dedicated, separate Broad Street entrance

Flexible daytime café, wine bar, or grab-and-go concept

New, fully-built private event space in the rear

Culinary Excellence: Main Restaurant (Level 1)



Fully Equipped Chef's Kitchen:

A commercial-grade culinary engine designed for high-volume, premium service.

Wood-Fired Pizza Oven:

A central focal point and specialized asset for elevated menu offerings.

Chef's Table & Private Dining:

Dedicated, intimate zones built to deliver exclusive, high-ticket guest experiences.

High-Capacity Celebrations: Main Event Venue (Level 2)

Ascending from the main dining floor, the second level unlocks a massive dedicated footprint designed specifically for large-scale hospitality.

- ✓ Architecturally optimized for private parties and high-end celebrations.
- ✓ Turnkey infrastructure for weddings and rehearsal dinners.
- ✓ Ideal layout for lucrative corporate events and full-venue buyouts.



Agile Hospitality: The Café & Broad St. Annex

THE FRONT: Broad St. Storefront Elevation

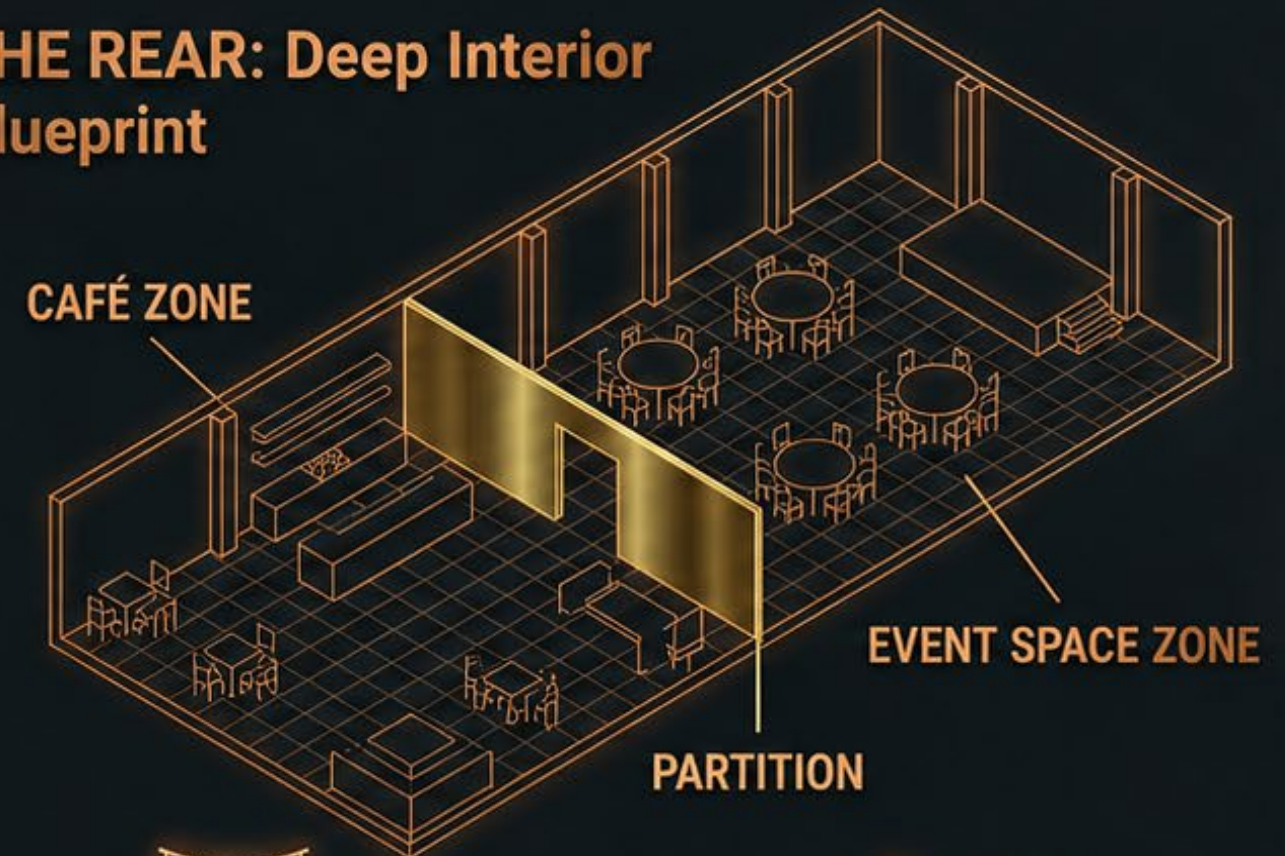


Separate Broad Street entrance for distinct brand identity.



Adaptable footprint engineered for coffee, grab-and-go, or an intimate wine bar concept.

THE REAR: Deep Interior Blueprint

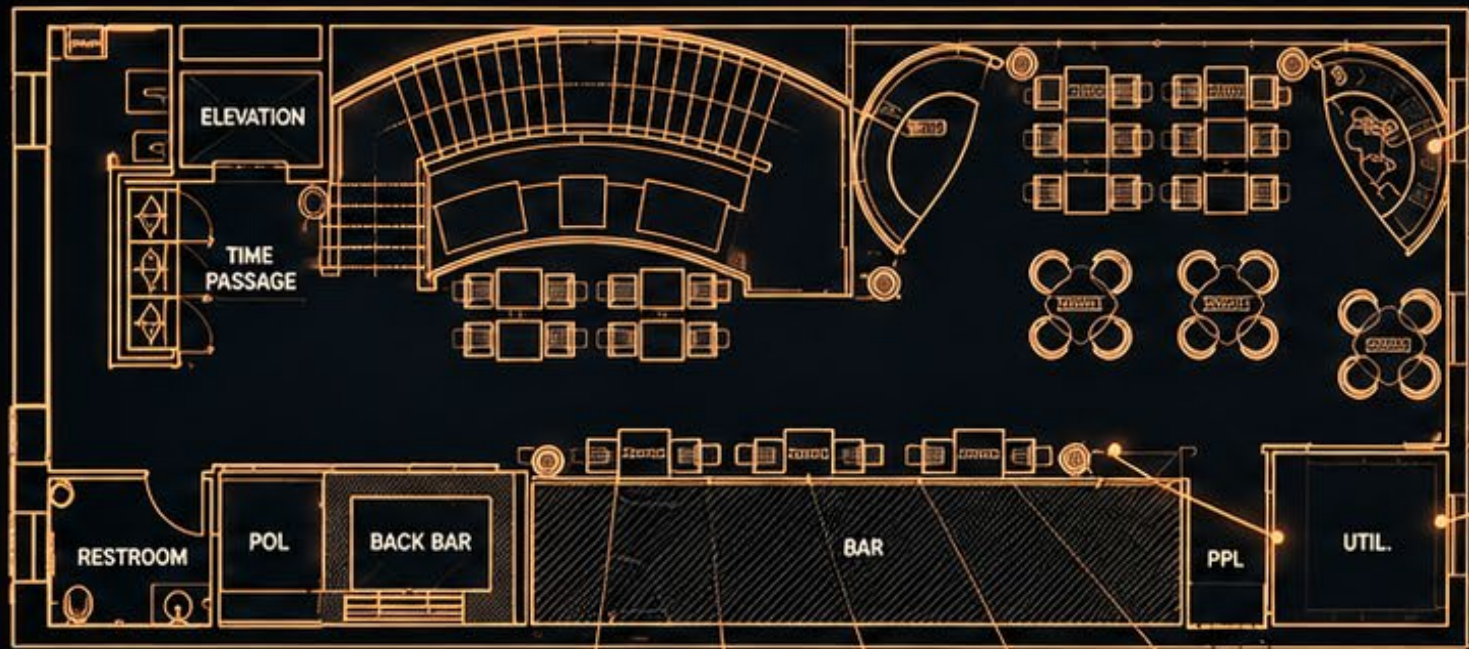


New, fully built private event space situated in the back.



Creates independent, concurrent revenue opportunities without disrupting main restaurant operations.

Spatial Revenue Mapping



High-End Bar Installation

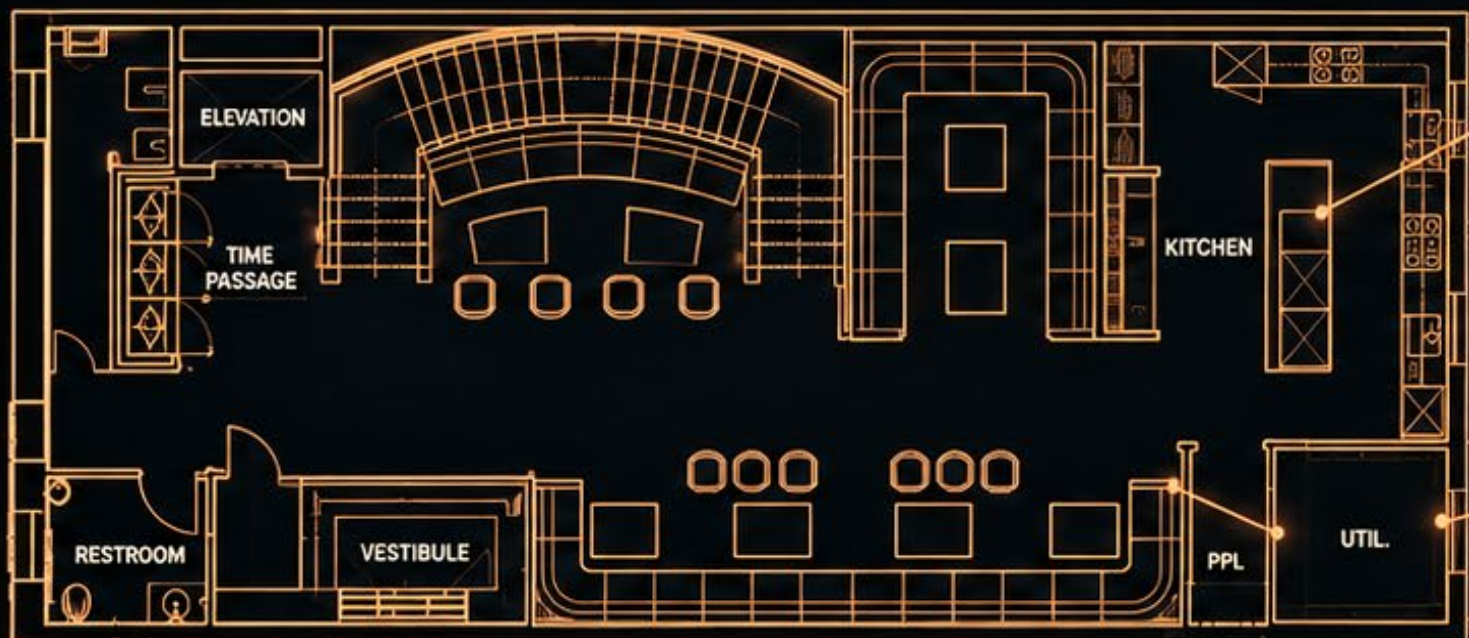
(Captures lucrative beverage mix and happy hour traffic)



Elegant Main Dining

(Turnkey operating environment with sophisticated finishes and modern infrastructure)

Spatial Revenue Mapping



Professional Commercial Kitchen

(High-capacity prep and open-fire pizza station built for volume)



Lounge & Flexible Dining

(Designed for scalable dinner service, private events, and catering opportunities)

Interconnected Opportunities

Activating the 2,500
sq. ft. flexible Café &
Grab-and-Go.

**Morning /
Afternoon**

**Interest in a
Valuable NJ
Liquor
License**

**Weekend /
Corporate**

Anchoring full-service
weddings and parties
in the dual Private
Event Spaces.

Evening

Driving high-end dining and
beverage programs in the
Main Restaurant & Bar.

A singular, powerful asset unlocking multiple, continuous hospitality cycles.

Seamless Acquisition & Deal Mechanics

60 - 75%

**Favorable Seller
Financing Available for
Qualified Buyers**

Asset Class:

Pure business asset sale.

Real Estate:

Real estate is not included in this transaction.

Transition:

Complete opportunity to either integrate an existing brand footprint or pioneer an entirely new concept under fresh ownership.



Exclusively Presented By Bielat Santore & Company

Asking price \$2.3M. The asking price includes a two-million-dollar build-out, all furniture, fixtures and equipment and an operating interest in a valuable Red Bank, NJ liquor license.

Further Details Available Upon Request
Call to discuss this unique acquisition opportunity.

Richard R. Santore

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