

UNION COUNTY RESTAURANT & BAR



HIGHLIGHTS:

- » NEIGHBORHOOD BAR-RESTAURANT
- » ASSET SALE - LIQUOR LICENSE + FF&E + LEASE
- » BUSY HIGH TRAFFIC LOCATION
- » 5 MINUTES OF GSP EXIT
- » REAL ESTATE AVAILABLE THROUGH 3RD-PARTY SELLER

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2022 Population	158,128	398,043	1,645,440
2022 Average HH Income	\$152,675	\$147,557	\$130,990

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

GLA (SF)	4,775
Lot Acres	1.12
R.E. Estimated Value	\$1,500,000
Real Estate Taxes	\$47,908
Zoning	CG - General Commercial
Number of Stories	2
Seating Outdoor	30
Seating Downstairs	65
Parking Spaces	65
Parking Surface	Macadam
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$650,000
Price PSF	\$136.13

INVESTMENT SUMMARY

ASSET SALE: Liquor License + FF&E + Lease; neighborhood tavern; 20 year track record; loyal clientele; 5 minutes of GSP in Union County, NJ; 30 stool bar + 38 at bar tables, 76 seat dining; 65 seat private party room w/20 stool bar; 65 car parking lot; **REAL ESTATE AVAILABLE THROUGH A THIRD-PARTY SELLER!**

The subject property consists of a two-story 4,775 square foot gross building area (GSA) restaurant building situated on 1.12 acre lot. Triple-net lease in place with 13 years remaining on an original 30-year term; current rent = \$9,600/month. The offering also includes a Type "C" - Plenary Retail Consumption Liquor License. This license authorizes the sale of alcoholic beverages for consumption on the licensed premises by the glass or other open receptacle and also allows the sale of alcoholic beverages in original containers for consumption off the licensed premises.



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