



RESTAURANT WITH LIQUOR LICENSE FOR SALE

795 ROUTE 73
BERLIN, NJ

EXCLUSIVE LISTING



Property Description: Newly Upgraded Free-Standing Restaurant and Bar for Sale with Broad C Liquor License

Size: 5,500 +/- SF Bar/Restaurant
2,000 +/- SF Kitchen

7,500 +/- SF Total

Lot Size: 3.65 +/- acres

Seating Capacity: 300 (130-140 Bar Seats)

Parking 103 Spaces w/cement next door

Capital Improvements: Roof, HVAC, Parking Lot

Comments:

- Serves Continental Food/Pub Fair
- M-F Happy Hour 4:00-7:00pm
- 22 Draft Beer Taps
- Food 70%/Liquor 30%
- Peak Business Days Friday, Saturday, & Sunday
- 3 Partners/30-32 Employees
9 Kitchen

For Further Information, Please Contact:

Adam Rose (Ext. 22)

(856) 985-9522

arose@rosecommercial.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



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Improvements: Completely Renovated - 1996
Major Upgrade - 2006
Partial Basement
New Roof - 1999
New Roof Over Bar Area - 2011

Electric: Amps/Volts

Electronic Equipment: Flat Screen TVs, Sound Systems

Income/Expenses: Taxes
Insurance
Snow Removal
Landscaping
Mortgage
Exterior Lighting
Utilities

Hours of Operation:
Monday/Tuesday: 11:30am - 11:00pm
Wednesday/Thursday: 11:30am - 12:00am
Friday/Saturday: 11:30am - 1:00am
Sunday (Brunch): 9:00am - 11:00pm

Liquor License: Weekday Last Call - 1:30 am
Weekend Last Call - 2:00 am

Restaurant Traffic: Very Little Lunch
High Volume Happy Hour
High Volume Dinner

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