



Retail Buildings For Sale

308 White Horse Pike Absecon, NJ

303 New Jersey Ave Absecon, NJ

Sale Price: \$685,000

Combined Building Size: 7,600 SF

308 White Horse Pike: 6,000 SF

303 New Jersey Ave: 1,600 SF

Lot Size: .75 +/- acres

Zoning: Commercial

Taxes (2012): \$30,634

Key Facts:

- Investment and/or Owner User
- Prime location with High Traffic Counts
- 130+ feet of road frontage on Rt 30
- Flagged motels & other local motels in immediate area
- Extensive Commercial Kitchen plus various restaurant equipment included
- Ample Parking with access from two streets
- Detached Professional building with flexible use
- Close proximity to AC Expressway, Garden State Parkway, and AC Airport



Dramatic Price Reduction! Incredible Investment/Owner User Opportunity- The offering includes a 6,000 SF, 162 seat Restaurant with an adjacent 1,600 SF Professional building and is ideally situated at the intersection of The White Horse Pike and Rt. 9 in Absecon providing high traffic counts and visibility. This prime restaurant location with 130+ feet of frontage on the White Horse Pike (Rt. 30) has over a dozen flagged motels and other local motels in the immediate area as well as being within close proximity to the AC Expressway/ Garden State Parkway and AC Airport. The property is Bank Owned and being sold "AS IS". The restaurant offers an extensive commercial kitchen, pizza preparation/take out area, bar, main dining room with fireplace, vaulted room with dance floor, and an upstairs banquet room. The kitchen includes 30+ linear feet of vented cooking area, various kitchen equipment, stoves, walk-in refrigeration, pizza oven, tap system, etc. The equipment operational condition is unknown. There is a complement of serviceable tables, chairs, and dining room booths to allow for a smooth transition to an operational status. The professional building fronts New Jersey Avenue and currently has a month to month Day Care tenant. The professional building also offers the potential as an auxiliary restaurant related facility which shares some parking spaces with the restaurant. A liquor license is available under a separate purchase from a third party.

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