

## Fact Sheet

### Bar/Restaurant for Sale

~~\$499,000~~ \$439,000

- 4,000+ SF situated on 1.1+ Acres
- Plenary Retail Consumption Liquor License Included
  
- Completely Renovated in 2012/13
  - Electrical, HVAC
  - Bathrooms (ADA compliant)
  - Bar, Fire/Burglar Alarm System
  - Stage/Dance Floor
  
- Seating Capacity -165 person
  - 33 - Around the Bar
  - 65 - Dining Room
  - 36 - Pub Area (Hi Tops)
  - Outside Deck
  
- Fully Furnished
  - Computerized POS System
  - High Definition TV's (8)
  - Ten Draft Tap System
  - 16 Camera Security System
  - Tables/Chairs/Hi Tops
  
- New Kitchen Equipment
  - Stainless Freezer/Refrigerator
  - Four Burner Range/Oven
  - Gas Grill Top/Deep Fryers
  - Halon Fire Suppression System
  - Walk In Coolers/Beer Cooler

Take advantage of this unique opportunity to purchase a newly renovated 4,000 SF Bar/Restaurant on 1.1 acres which opened in the spring of 2013. The property developers have spared no expense in completing the design, fitout and setup in order to provide a professional turnkey environment. Flexibility to create your own theme or continue in its present motif which features a state of art ten tap system, fully renovated bar/kitchen and high definition TV's throughout. Included in the sale is the real estate, liquor license and all furniture, fixtures and equipment. This property is strategically located on Rt. 54, Buena Vista Township with traffic counts of over 11,000 cars per day. Access to the AC Expressway, Routes 54,40,47,49 and 206 places you within minutes of a growing demographic within Atlantic, Cumberland and Gloucester counties.

Buyers will be required to execute a Non-Disclosure Agreement if previous operational information is requested along with proof of funds.