



BUSINESS DESCRIPTION

Churrascaria Paladar is an established and highly successful Brazilian Rodizio steakhouse offering a turnkey opportunity with liquor license - a rare opportunity for new ownership. Known for its authentic flavors, table-side service, and inviting riverfront setting, the restaurant has built a loyal customer base and strong reputation in the community. This turnkey operation includes a fully equipped kitchen, two outdoor patios plus the Rio Room, and a beautifully designed dining area overlooking the river. With its unique grandfathered riverfront layout and thriving brand recognition, this is an exceptional chance to acquire a proven, destination-style restaurant.

Restaurant FOR SALE

Established Brazilian
Steakhouse with Liquor
License Included on
Prime Riverfront Location

CONTACT

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson



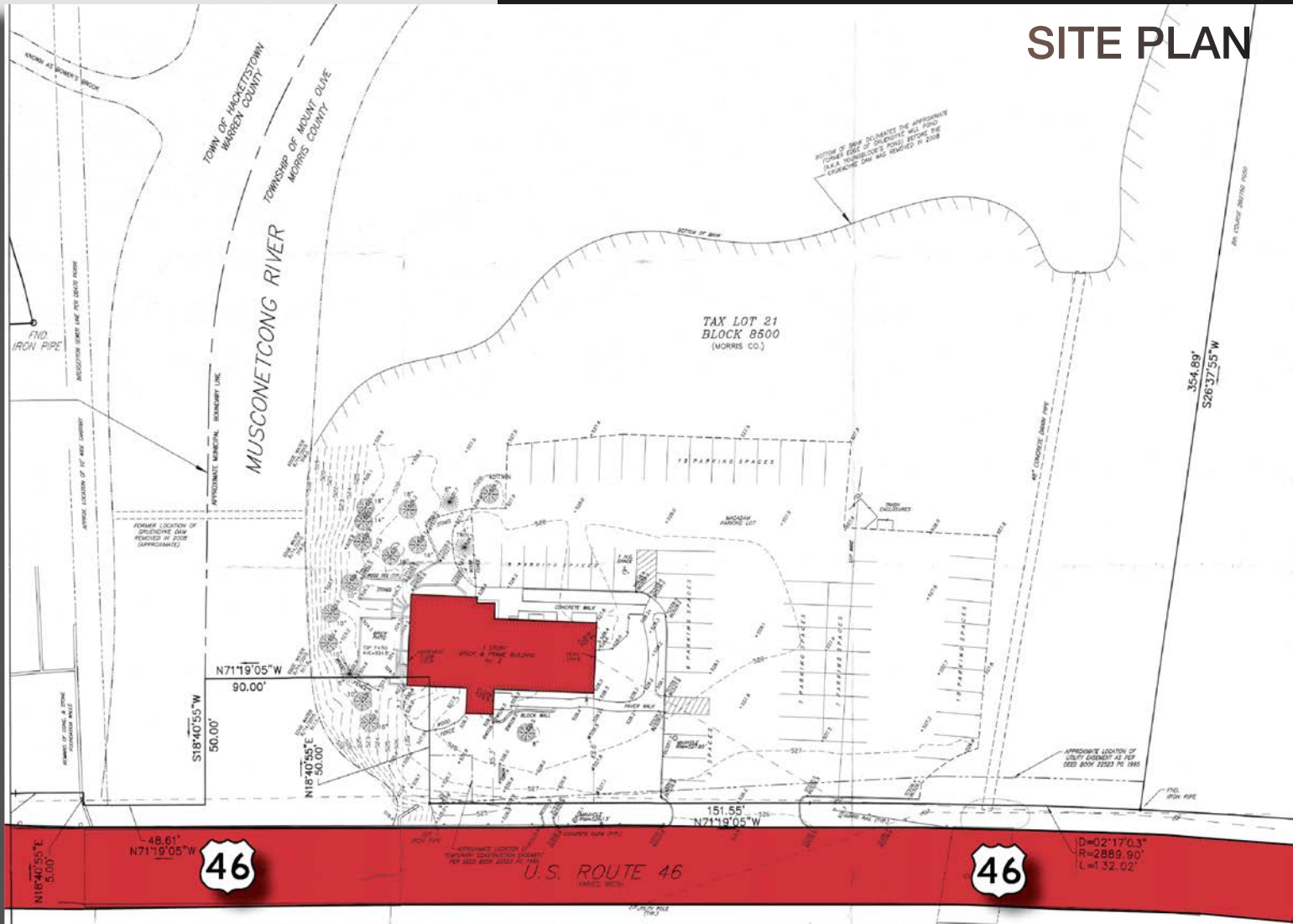
LIQUOR LICENSE INCLUDED

Valuable liquor license - a rare asset in New Jersey - provides immediate ability to serve wine, beer, and cocktails creating a turnkey transition without lengthy approval delays.

Full bar adds high-margin potential and enhances the dining experience.



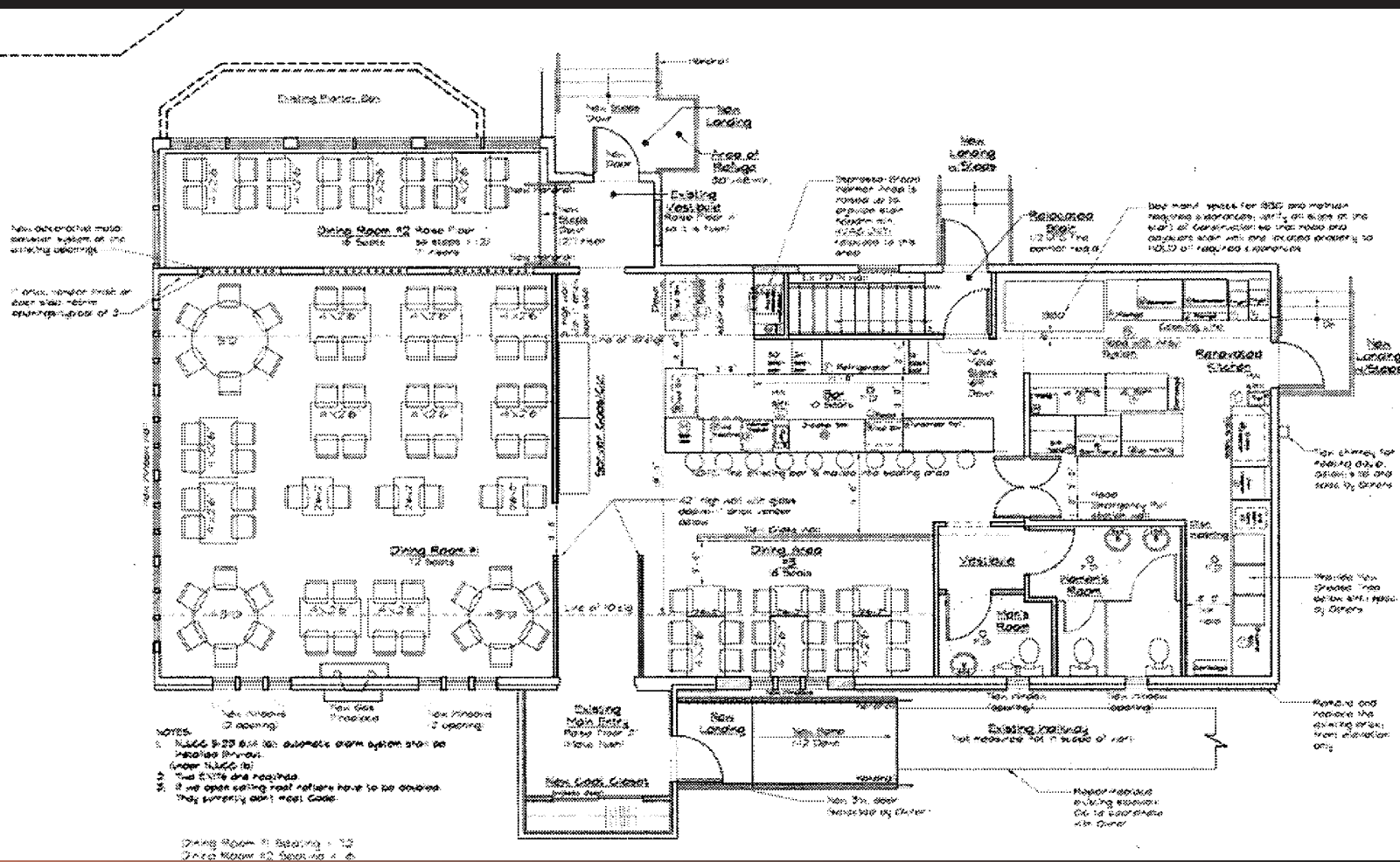
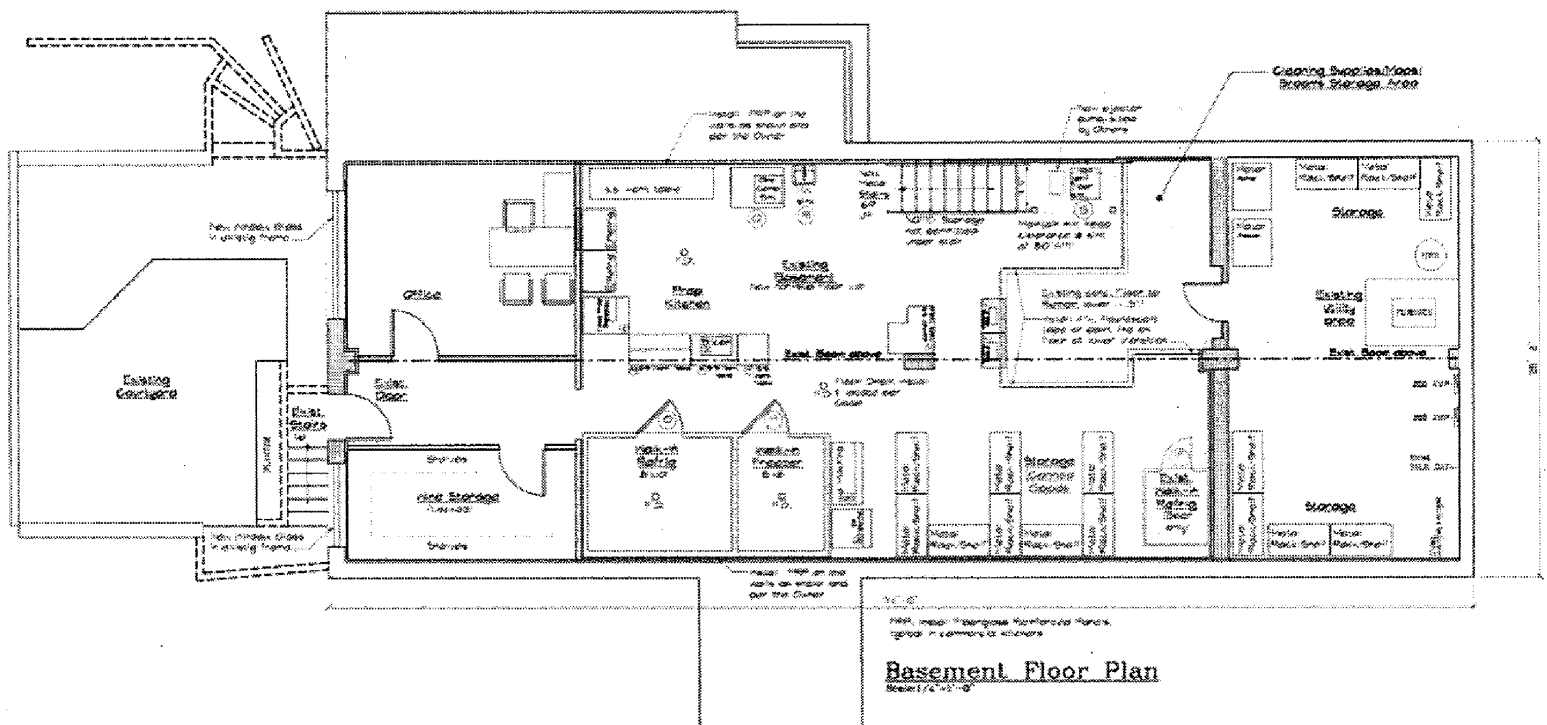
Restaurant Parking



AMPLE PARKING

- Onsite surface parking with abundant capacity for both daily dining and special events.
- Plenty of convenient parking ensures smooth guest flow and supports large parties, catering, and event business.

BUILDING Floor Plans



CHURRASCARIA PALADAR 2 US-46, HACKETTSTOWN (MOUNT OLIVE), NEW JERSEY

Location Description



TRAFFIC COUNT

23,192

Vehicles Per Day
At US Hwy 46 & East Ave

12,544

Vehicles Per Day
At Mill St & Cross St

EXCELLENT VISIBILITY!

Located along the highly traveled Route 46 corridor at the border of Hackettstown and Mount Olive, this property benefits from exceptional visibility and accessibility. The site is just minutes from major highways including I-80, US-206, and NJ-10, providing convenient regional connectivity.

Mount Olive is a growing Morris County community with a strong retail presence, established neighborhoods, and consistent consumer traffic. Surrounded by national and local retailers, restaurants, and service businesses, this location is well-positioned to capture both daily commuter and local customer demand.

CONCEPT

Authentic Brazilian rodizio steakhouse—an all-you-can-eat meat experience served table-side on skewers.

Offerings include a wide variety of grilled meats, appetizers, Brazilian desserts, and signature cocktails like sangria

OWNERSHIP

Family-owned with longstanding recipes and traditions passed down through generations

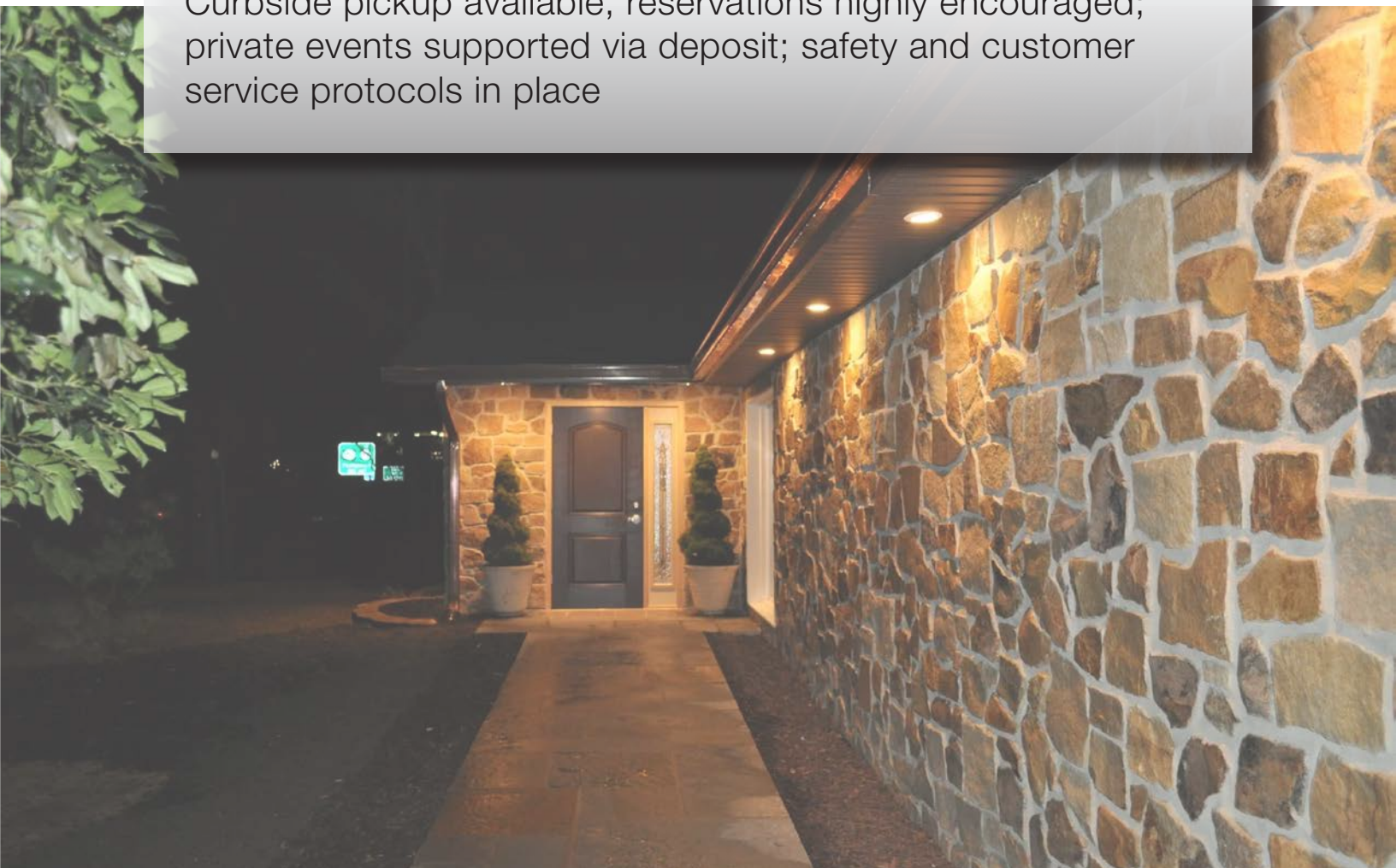
DINING AREAS

Main Room seats up to 90 guests

Two outdoor patios + Rio Room seats up to 22 guests

RESERVATIONS & SERVICE

Curbside pickup available, reservations highly encouraged; private events supported via deposit; safety and customer service protocols in place



Restaurant Highlights

Liquor License Included!



WELL ESTABLISHED

- Turnkey operation with equipment/fixtures included
- Highly successful with a loyal customer base with strong and consistent weekend demand

RIVER FRONT LOCATION

- Prime riverfront location
- Rio Room offers panoramic river views and seats up to 22 guests, PLUS two outdoor patios — creating a standout dining atmosphere

AMBIANCE & REPUTATION

- Celebrated for quality food and inviting service
- Unique ambiance with positive reviews with overall feedback emphasizing flavor and experience

GROWTH OPPORTUNITY

- Celebrated for quality food and inviting service
- Unique ambiance with positive reviews with overall feedback emphasizing flavor and experience
- Significant upside potential through expanded hours, catering, and delivery services
- Untapped growth opportunities in event hosting and patio utilization
- Prime highway frontage and riverfront setting support expansion into regional destination dining

ADDITIONAL FEATURES

±2,422 SF freestanding retail building

±2.45 acres of flat, improved land

Liquor license included

Rare riverfront retail property with outdoor patio seating and long-term operational potential

Ample surface parking onsite

Zoned R-2 with grandfathered nonconforming coverage allowing flexible retail potential

Excellent frontage and signage along Route 46

Tenanted by highly successful restaurant (business available for sale separately)

Ideal for investors, owner-users, or redevelopment

Minutes from major highways including I-80, US-206, and NJ-10 and surrounded by national & local retailers, restaurants, and service businesses

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