

TURN-KEY RESTAURANT FOR SALE

RARE OPPORTUNITY TO OWN A FULLY-EQUIPPED RESTAURANT WITH HIGHLY VALUABLE CLASS C LIQUOR LICENSE

Are you ready to step into a thriving hospitality business? This is your chance to acquire a successful restaurant in a prime location, including the valuable real estate. Everything you need for a seamless transition is included in this one-of-a-kind offering.

LOCATION HIGHLIGHTS: 31 DECATUR STREET, KNOWLTON, NJ

- Prime Location just one street from the Delaware Water Gap
- Surrounding area is a desirable residential neighborhood
- Location provides steady flow of tourists visiting the area as well as neighborhood regulars

PROPERTY HIGHLIGHTS:

- +3600 SF of Space
- Fully Equipped Bar with Fireplace and Ample Seating
- Separate, Spacious Main Dining Room w/ 2nd Fireplace
- Performance Area with Stage, includes Sound Equipment and Large Wide Screen TV
- Fully Equipped Kitchen with lots of workspace, double sink, and walk-in cooler
- Plenty of Parking



CALL FOR FURTHER INFORMATION OR TO TOUR THE PROPERTY

Exclusively Represented By: **JENNIFER DASARO, SALES ASSOCIATE**
973-862-1882 CELL | 973-827-6767 OFFICE | JDasaro326@gmail.com



MOUNTAIN PROPERTIES

REALTY EXECUTIVES MOUNTAIN PROPERTIES | 10 VERNON AVE, UNIT #4 | HAMBURG, NJ 07419 | 973-827-6767

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

TURN-KEY RESTAURANT FOR SALE



KITCHEN



KITCHEN



BAR AREA



BAR SEATING AREA



MAIN DINING ROOM



PERFORMANCE AREA

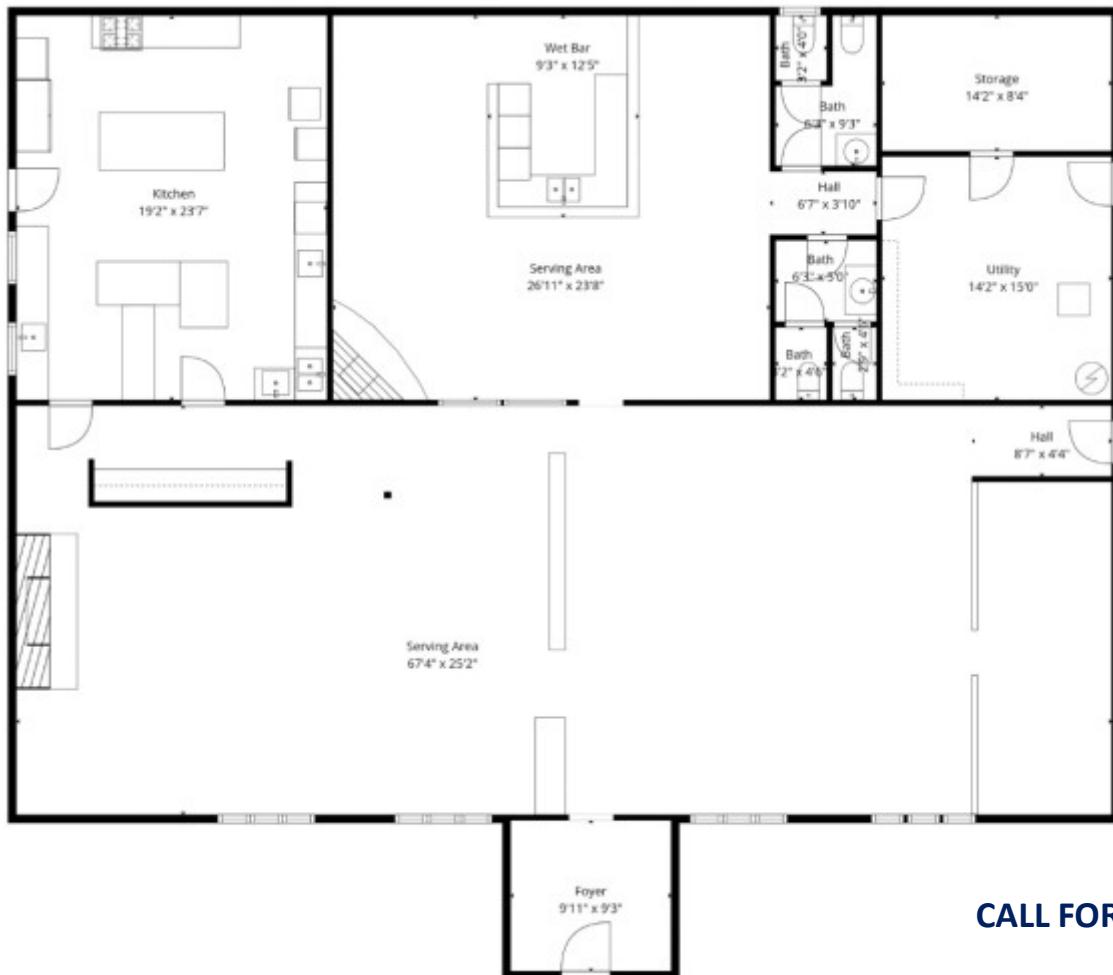


MOUNTAIN PROPERTIES

REALTY EXECUTIVES MOUNTAIN PROPERTIES | 10 VERNON AVE, UNIT #4 | HAMBURG, NJ 07419 | 973-827-6767

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



- BEAUTIFUL ENTRANCE/WAITING AREA
- READY TO GO KITCHEN
- LOTS OF WORKSPACE IN KITCHEN
- DOUBLE SINK
- STAFF AREA
- LARGE WALK-IN COOLER
- EXTRA STORAGE AREA
- FULLY EQUIPPED BAR
- AMPLE SEATING ARE IN BAR WITH COZY FIREPLACE
- LARGE MAIN DINING AREA WITH SEATING AREA IN FRONT OF 2ND COZY FIREPLACE AND PERFORMANCE AREA COMPLETE WITH STAGE, LARGE WIDE SCREEN TV AND SOUND EQUIPMENT
- EVERYTHING IS INCLUDED: FURNITURE, BAR EQUIPMENT, KITCHEN FIXTURES, AS WELL AS CLASS C LIQUOR LICENSE

CALL FOR FURTHER INFORMATION OR TO TOUR THE PROPERTY



MOUNTAIN PROPERTIES

Exclusively Represented By: **JENNIFER DASARO**, SALES ASSOCIATE
973-862-1882 CELL | **973-827-6767 OFFICE** | **JDasaro326@gmail.com**

REALTY EXECUTIVES MOUNTAIN PROPERTIES | 10 VERNON AVE, UNIT #4 | HAMBURG, NJ 07419 | 973-827-6767

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy. We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.