



ADDRESS

**117 Boulevard, Seaside Heights, NJ**

LISTING TYPE

**Active**

PRICE

**\$ 1,750,000**



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## PROPERTY ATTRIBUTES

|                |                 |
|----------------|-----------------|
| MLS#           | 22610207        |
| Listing Status | Active          |
| County         | OCEAN           |
| City           | Seaside Heights |
| Area           | Seaside Heights |
| Neighborhood   | Seaside Heights |
| Zip            | 08751           |
| Style          |                 |
| Year Built     | 1940            |
| Taxes          | \$ 11841        |
| Price          | \$ 1,750,000    |
| Bedrooms       | 0               |
| Full Bathrooms | 0               |
| Half Bathrooms | 0               |
| Sqr Footage    | 3225            |
| Lot Size       | 0.08 Acres      |

## DATA SOURCE:

Monmouth Ocean Regional REALTORS® (MOMLS)

## PROPERTY DESCRIPTION

This is your chance to buy this Seaside Heights staple that has evolved, survived and thrived the last twenty years! This turnkey restaurant is one of the few year round successes in seasonal Seaside Heights. Sitting on the corner of Lincoln & the Boulevard, Ryan's Deli has significant curb appeal and a charming brick façade. Sale include business, building and equipment. Above the deli are three rentable spaces, including two rented apartments.

## Price History



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Listed \$1,750,000

## GENERAL FEATURES

|                        |                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Sewer                  | Public Sewer                                                                                                          |
| Heating                | Forced Air                                                                                                            |
| Cooling                | Central Air,Window Unit(s)                                                                                            |
| Garage Spaces          | 0.0                                                                                                                   |
| Exclusions             | Tenant personal property.                                                                                             |
| Year Built             | 1940                                                                                                                  |
| Electric               | 220 Volts,110 Volt                                                                                                    |
| Stories Count          | 3                                                                                                                     |
| Property Subtype       | Commercial                                                                                                            |
| Tax Year               | 2025                                                                                                                  |
| Business Type          | Apartments,Deli/Catering,Restaurant                                                                                   |
| County                 | Ocean                                                                                                                 |
| New Construction       | No                                                                                                                    |
| Property Type          | Commercial Sale                                                                                                       |
| Garage Y/N             | No                                                                                                                    |
| Status                 | Active                                                                                                                |
| Directions             | From GSP: Take Exit 82 to Rt 37 East. Follow signs for Seaside Heights. Located on the corner of Lincoln & Boulevard. |
| City                   | Seaside Heights                                                                                                       |
| MLS Area               | Seaside Heights                                                                                                       |
| Lot Size Square Feet   | 3484.8                                                                                                                |
| Carport Y/N            | No                                                                                                                    |
| Tax Annual Amount      | 11841.0                                                                                                               |
| Home Warranty Y/N      | No                                                                                                                    |
| Lease Renewal Y/N      | No                                                                                                                    |
| MLS Area Minor         | Seaside Heights (SEH)                                                                                                 |
| Additional Parcels Y/N | No                                                                                                                    |
|                        | No                                                                                                                    |
|                        | No                                                                                                                    |



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|                                   |        |
|-----------------------------------|--------|
| <b>Standard Status</b>            | Active |
| <b>Tax Assessed Value</b>         | 872600 |
| <b>MobileHomeRemainsYN</b>        | No     |
| <b>Senior Community</b>           | None   |
| <b>Cash</b>                       | True   |
| <b>Utilities@Core.Permissions</b> | None   |
| <b>Water Body Access Y/N</b>      | None   |
| <b>Accessibility Features Y/N</b> | None   |

#### INTERIOR FEATURES

|                             |               |
|-----------------------------|---------------|
| <b>Interior Amenities</b>   | Refrigeration |
| <b>Basement</b>             | Slab          |
| <b>Total Fireplaces</b>     | 2000          |
| <b>Air Conditioning Y/N</b> | Yes           |
| <b>Heating Y/N</b>          | Yes           |
| <b>Heating-Forced Air</b>   | True          |

#### EXTERIOR FEATURES

|                                                                                                         |                                                             |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Exterior Amenities</b>                                                                               | Outdoor Shower                                              |
| <b>Fencing</b>                                                                                          | Fenced                                                      |
| <b>Parking Features</b>                                                                                 | On Site                                                     |
| <b>Lot Features</b>                                                                                     | Corner Lot                                                  |
| <b>Water Source</b>                                                                                     | Public                                                      |
| <b>Total Parking</b>                                                                                    | 3.0                                                         |
| <b>Inclusions</b>                                                                                       | Signs,Machinery,Inventory,Equipment/Furniture,Business Name |
| <b>Lot Size Area</b>                                                                                    | 0.08                                                        |
| <b>Spa</b>                                                                                              | No                                                          |
| <b>Building Area Total</b>                                                                              | 3225.0                                                      |
| <b>Lot Dimensions</b>                                                                                   | 40 x 94.5                                                   |
| <b>Lot Size Acres</b>                                                                                   | 0.08                                                        |
|  <b>Chat With Us</b> | No                                                          |
|                                                                                                         | No                                                          |

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**Irrigation Water Rights Y/N**

No

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**LISTED BY**

Sidney Loundy, Goldstone Realty



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