

**Specifications**

Existing ±4,500 SF Restaurant with a Plenary Class C Liquor License (for Consumption and Packaged Sales)

**Equipment List:**

- 2 Twin Stacked Bari Pizza Ovens
- Manitowoc Ice Machine
- Twin Sir Lawrence Fryers
- 3 Oven Range with 16 Burners
- Beverage Air Refrigerator
- Beverage Air Refrigerator with Salad Station
- Glycol Machine
- 20' Kysor Walk-In Refrigerator (10' Refrigerator, 10' Freezer)

Lot Size at ±0.14 AC (±6,500 SF)

Zoned R-2

Taxes at \$22,500 (2024)

3-Minute Walk to Light Rail Station

Approx. 2.7 Miles to I-78

Approx. 3.4 Miles to I-278

For additional property information or to arrange an inspection, please contact the exclusive broker:

Troy Schaafsma  
Senior Associate  
973.379.6644 x 116  
TroyS@blauberg.com

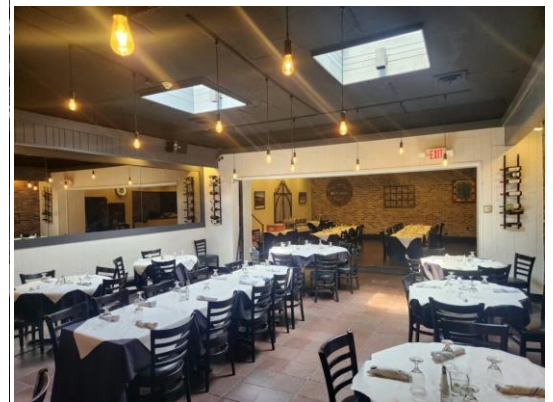
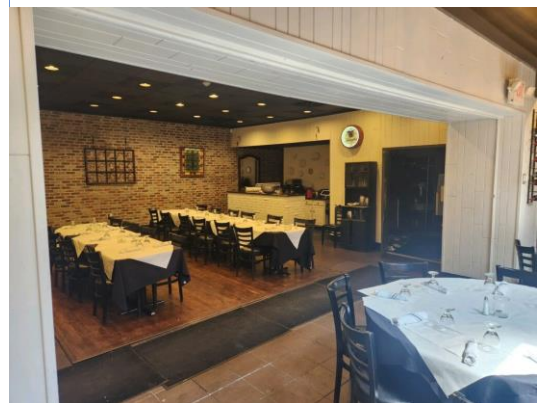


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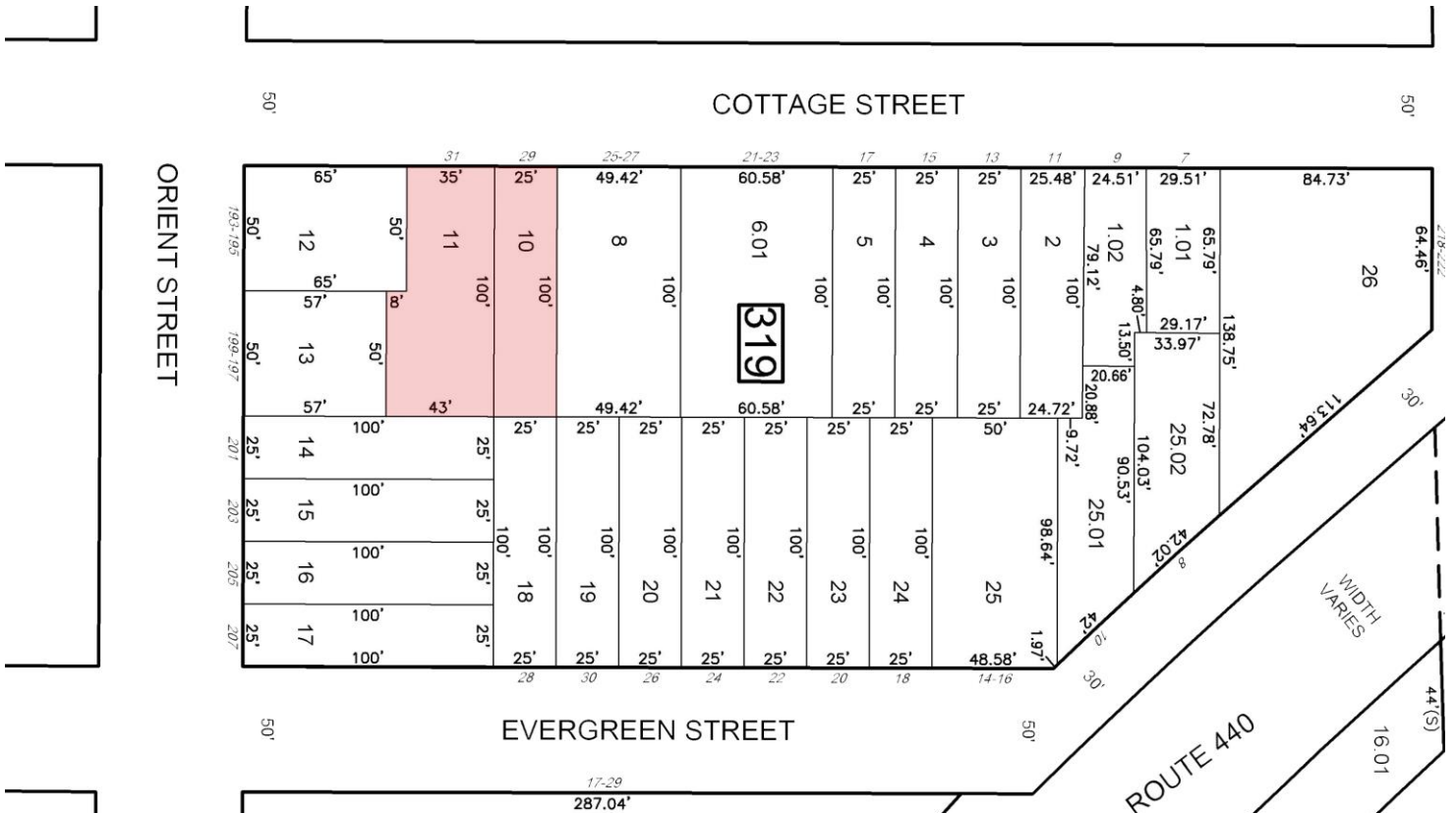


In addition to indoor dining, the property includes an outside patio which can also be used for private parties or events and accommodates 50 – 60 guests.



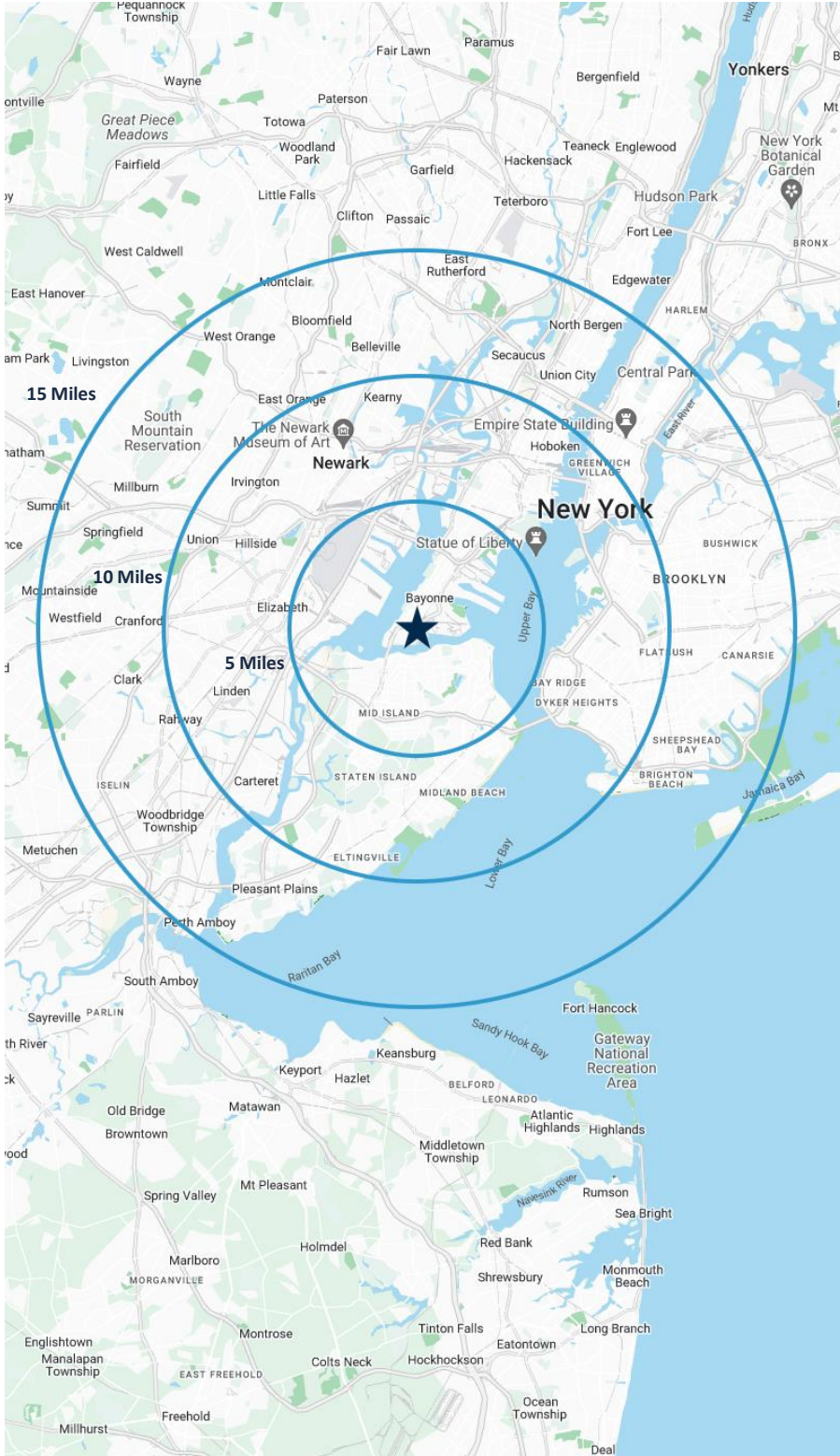
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### 5 MILES

- Total Population: 529,014
- Households: 186,205
- Median Household Income: \$86,433
- Average Household Size: 2.8
- Transportation to Work: 247,148
- Labor Force: 425,878

### 10 MILES

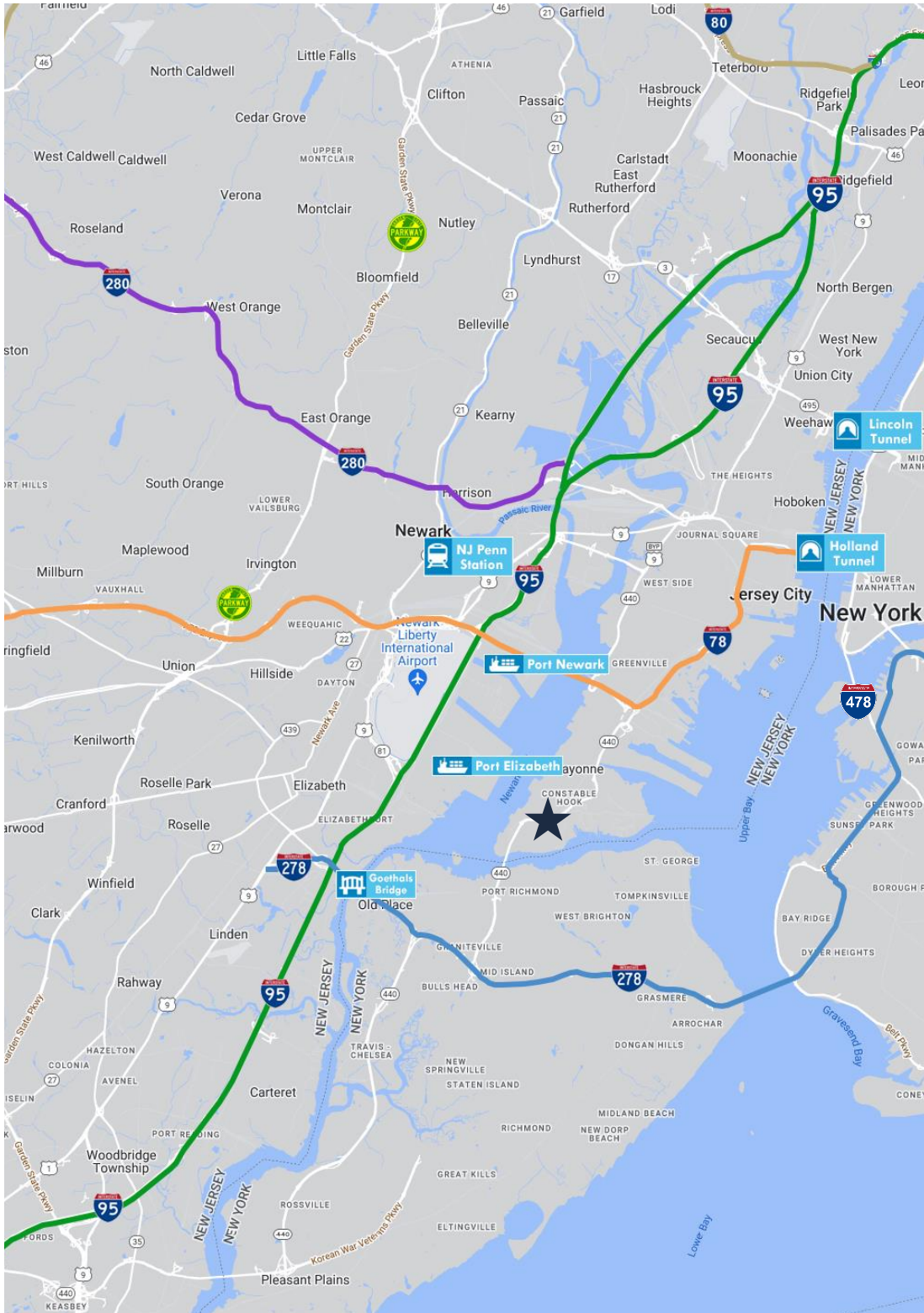
- Total Population: 4.15M
- Households: 1.64M
- Median Household Income: \$101,111
- Average Household Size: 2.5
- Transportation to Work: 2.13M
- Labor Force: 3.38M

### 15 MILES










- Total Population: 7.95M
- Households: 3.18M
- Median Household Income: \$104,427
- Average Household Size: 2.4
- Transportation to Work: 4.13M
- Labor Force: 6.54M

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**ACCESSIBILITY**

-  2.7 MI  
I-78
-  3.4 MI  
I-278
-  6.9 MI  
I-95 Exit 13
-  8.1 MI  
US HWY 1 & 9
-  8.6 MI  
Holland Tunnel
-  9.2 MI  
Newark Airport
-  9.5 MI  
Ports Newark and Elizabeth
-  10.4 MI  
Penn Station
-  10.9 MI  
Lincoln Tunnel

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