



**FOR SALE:** 2,400 SF - Freestanding Restaurant & Sports Bar

23 Bay Avenue | Highlands, NJ 07732

**O F F E R I N G   M E M O R A N D U M**

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**LEGACY**  
Commercial Realty, LLC





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## EXECUTIVE SUMMARY

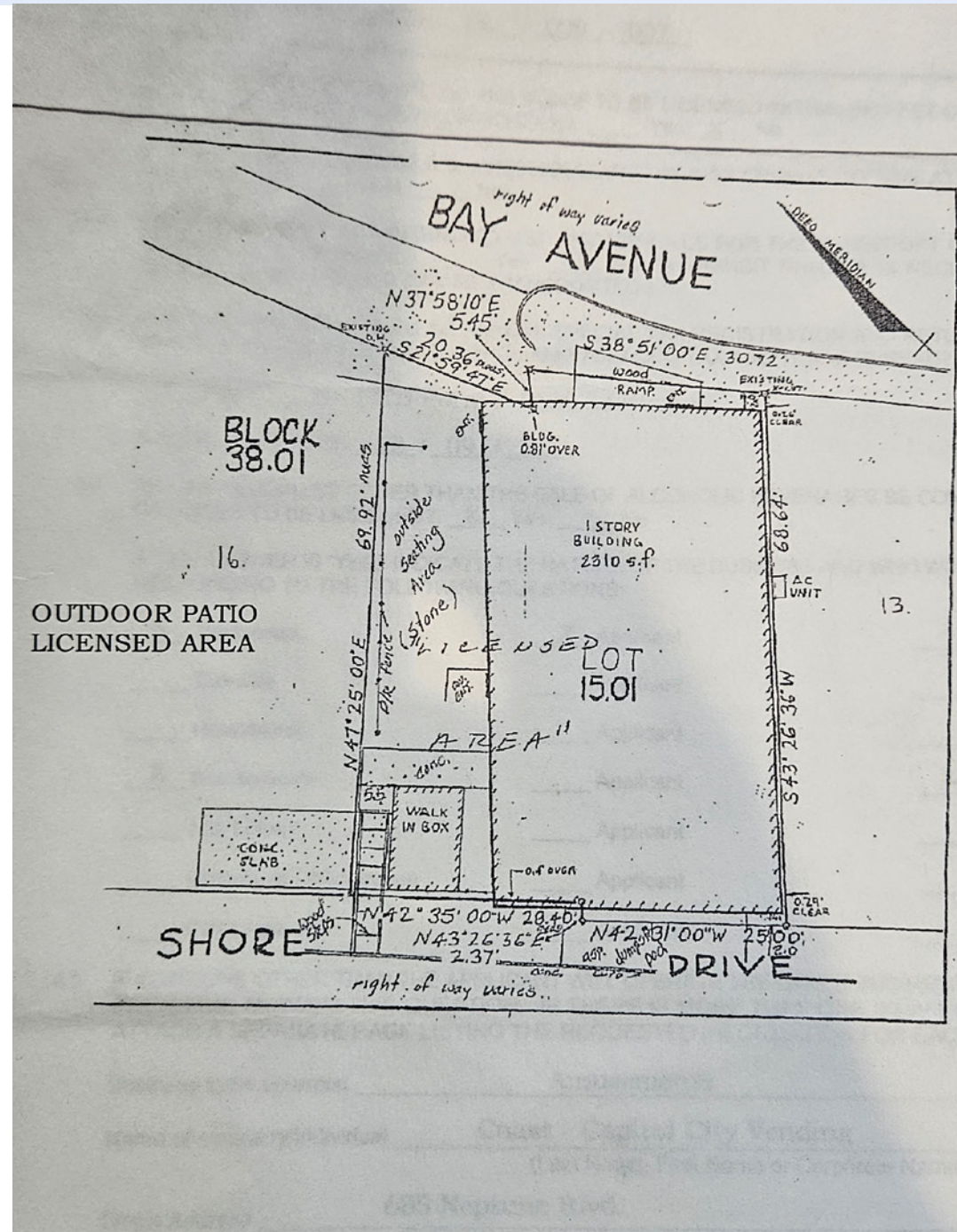
Approximately 2,400 SF - Freestanding Restaurant and Sports Bar for sale including the business, FF&E, goodwill, and liquor license.

### FOR SALE:

- » Asking Price: \$1,100,000.00
- » Building Size: 2,400 SF

### AN IDEAL OPPORTUNITY

Whether you're looking to continue its proven concept or reimagine the space with a new vision, this property delivers an exceptional combination of location, character, and operational readiness. With its established reputation and strong community ties, The Chubby Pickle is poised for continued success under new ownership.



## EXECUTIVE SUMMARY

A beloved Jersey Shore landmark and turnkey hospitality opportunity.

Nestled in the heart of **Highlands** — just minutes from the beach, the marina, and major coastal attractions—The Chubby Pickle is a well-established restaurant, bar, and live-music venue with a loyal following and strong brand recognition. Known for its energetic atmosphere, high-quality comfort food, and vibrant local entertainment scene, this business offers a rare chance to own one of the area's most iconic gathering spots

### KEY HIGHLIGHTS:

- » **Highly visible location:** Positioned on a main thoroughfare with excellent foot and vehicle traffic, drawing locals, seasonal visitors, and beachgoers.
- » **Fully built-out restaurant & bar:** Includes a spacious dining area, well-equipped commercial kitchen, and a full-service bar ready for immediate operation.
- » **Popular live-music venue:** The property features a dedicated stage and performance setup, making it a go-to space for local artists, events, and community gatherings.
- » **Strong brand & loyal customer base:** The Chubby Pickle name carries significant goodwill, social media presence, and repeat business.
- » **Turnkey investment:** All essential fixtures, furnishings, and equipment included—ideal for both seasoned operators and first-time buyers.
- » **Growth potential:** Opportunities to expand catering, host private events, enhance outdoor dining, or leverage the coastal tourism market.







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