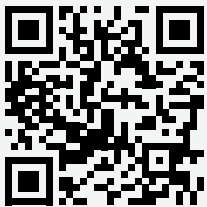




Court-Ordered Auction

Restaurant/Catering Hall with Liquor License
160 Lincoln Avenue, Hawthorne, New Jersey



Auction: Tuesday, August 18th @ 3:00PM via Zoom.
\$50,000 Deposit Due Prior to Auction.
2% Broker Coop offered.

(See required Form posted on website to be completed and submitted according to instructions).

Qualifying bids due August 17th. See Data room for important documents including Bidding and Auction Procedures, Form of Purchase and Sale Agreement, Wire Instructions, Broker Registration and Additional Property & Auction Information by visiting www.AuctionAdvisors.com/lincoln.
In re Docket No. Pas-C-59-23, Superior Court of New Jersey Chancery Division: Passaic County, General Equity.

www.AuctionAdvisors.com/lincoln

Oren Klein (oklein@auctionadvisors.com)  Joshua Olshin (jolshin@auctionadvisors.com)

www.AuctionAdvisors.com

This is a rare opportunity to acquire a highly recognizable, freestanding commercial property together with a valuable New Jersey plenary retail consumption liquor license and restaurant assets in a single court-approved transaction. The property has operated as a well-known restaurant and banquet facility and is being sold as one integrated package pursuant to a Superior Court Order.



Property Highlights

- Address: 160 Lincoln Avenue, Hawthorne, NJ
- Building Size: Approximately 8,943± square feet
- Site Size: Approximately 15,084± square feet
- Construction: Two-story masonry commercial building
- Zoning: B-1 Neighborhood Commercial
- Block/Lot: 21/11
- Taxes: \$38,161.87 (2025)
- Current Configuration: Restaurant and banquet/event facility
- Parking: Large on-site parking area (see "Deed of Easement" in Data room)

Included in the Sale

The successful bidder will acquire the assets as a single integrated package, including:

- Commercial real estate
- Restaurant furniture, fixtures and equipment
- Kitchen equipment
- Transferable goodwill and business assets
- Books, records, website, telephone numbers, reservation information and other business assets (where transferable)
- New Jersey Plenary Retail Consumption Liquor License o License No. 1604-33-009-007

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Investment Opportunity

Whether your plans include reopening the established restaurant, creating a premier banquet venue, redeveloping the property for another commercial use or repositioning the asset for long-term investment, this offering presents exceptional value.

Auction Information

- **Auction Date:** August 18
- **Property Tours & Inspections:** By appointment only
- **Terms:** Property and business assets are being sold **AS IS, WHERE IS, WITH ALL FAULTS**, subject to Court approval of the successful bid.

Why This Property Stands Out

- Freestanding commercial building in desirable Hawthorne location
- Nearly **9,000 SF** of improved space
- Over **15,000 SF** site
- Existing restaurant and banquet infrastructure
- Valuable New Jersey consumption liquor license included
- FF&E included
- Plenty of Parking
- Strong redevelopment and owner-operator potential



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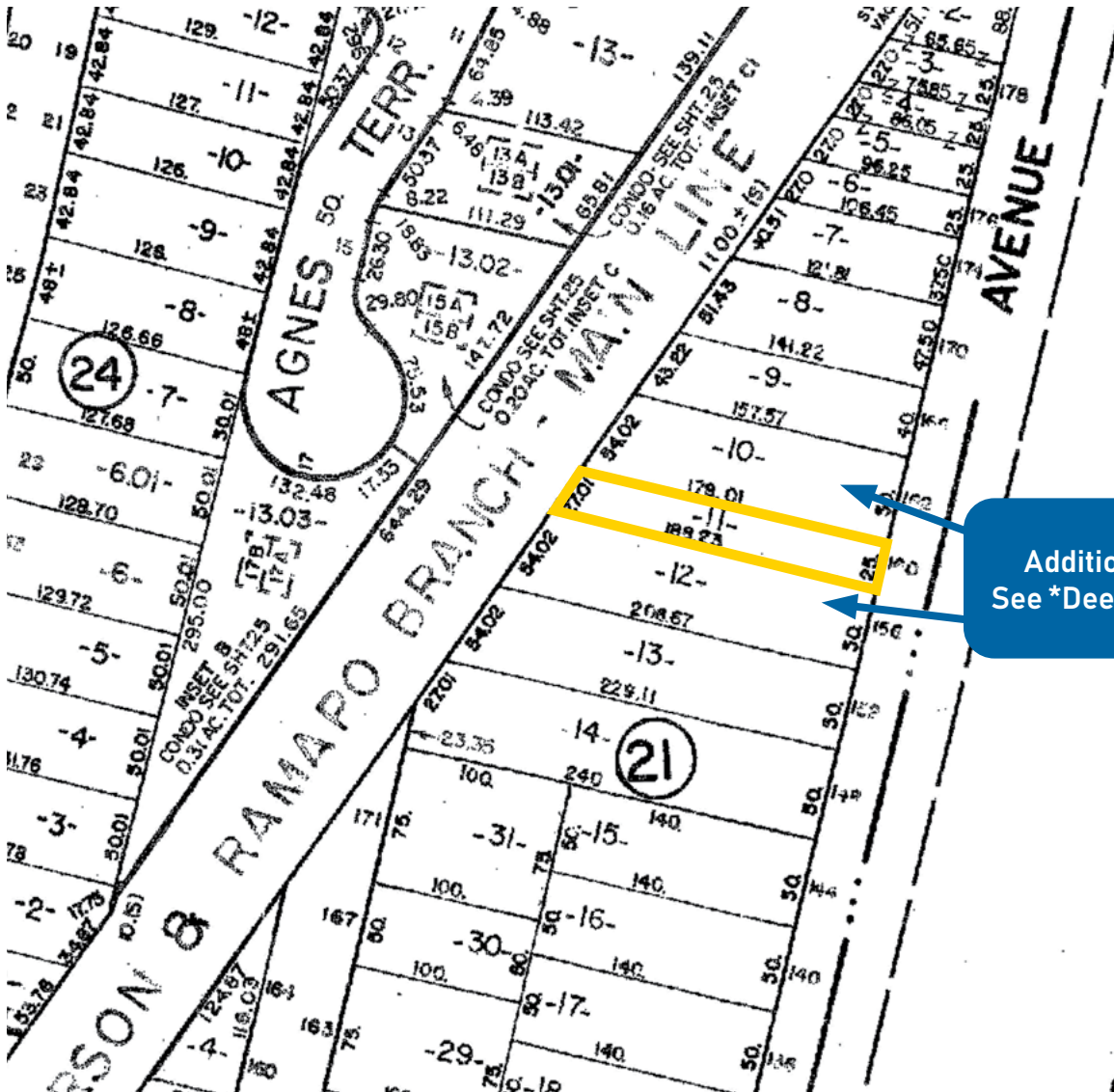
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