

Specialty Marina Mixed Use

W/ ICONIC WATERFRONT RESTAURANT



UNIQUE WATERFRONT PROPERTY ON THE MANASQUAN INLET W/ MULTIPLE INCOME PRODUCING COMPONENTS.

Site Description:

- 30 Year Established Restaurant
- 8 Boat Slips
- Fuel Dock & Bait/Tackle Shop
- First floor office space and (2) second floor apartments

Specialty Property- For Sale

Jarrad Coletta | Owner/Broker-Associate

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RETAIL | INVESTMENTS | LAND

1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | www.ColettaCommercial.com | Licensed Real Estate Broker

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Property Info

Zone

Marina

Lot Size

0.45 AC

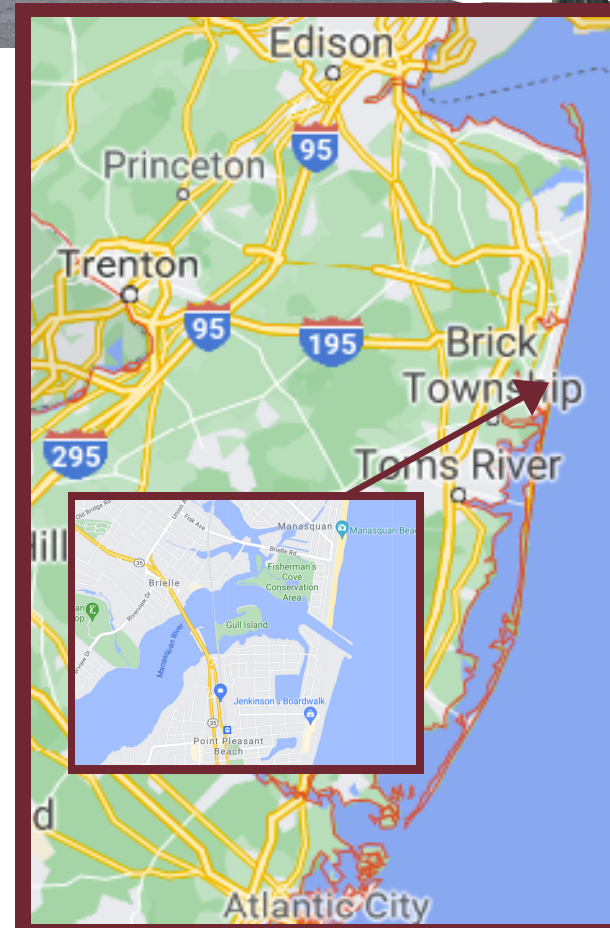
Commercial

Financials

- 30 Year Established Restaurant w/ 135 Outdoor Seats & 40 Indoor Seats
- 8 Boat Slips (expandable)
- Fuel Dock & Bait/Tackle Shop (~ \$800k revenue through Covid and trending higher)
- First floor office space and (2) second floor apartments

Demographics

Radius	Population	Households	Average HH Income
1 Mile	5,180	2,239	\$147,538
3 Mile	42,834	17,325	\$141,952
5 Mile	96,813	39,018	\$130,794



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A Jersey Shore Hot Spot . . .

- 30 Year Track record with consistent growth and three tiered, upcycle potential.
- Restaurant has operated seasonally, with substantial revenue being reached in just 5 months.
- BYOB with California Wine & Sangria License.
- Boat slips on property can be rented for additional income, or used for dock and dine and/or vessels supplying seafood to the restaurants.
- Fuel dock operating since 2018

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Upside Potential

Restaurant has a 30 year track record, with consistent growth, and three tiered, upcycle potential. New operator has the opportunity to begin serving breakfast, in addition to the lunch and dinner menu's.

Covid-19 Proof Business

Operating Months: Mother's Day to last week in September
75% of Seating is outdoors



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