

For Sale

AN INVESTMENT WITH A SEAT AT THE TABLE



**614-616 Broadway
Bayonne, NJ**

RESTAURANT BUSINESS AND BUILDING | ASKING \$2,300,000

We are proud to present a rare and exceptional opportunity to own a true Bayonne landmark – the long-established Rincon De España restaurant and the mixed-use building it has called home since 1982. This package deal includes both the fully operational, turnkey restaurant and the income-generating building it occupies, located on Broadway in the heart of Bayonne's bustling commercial corridor. Rincon De España has been a beloved staple of the community for over four decades, known for its authentic Spanish cuisine, warm hospitality, and deep local roots.

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AMENITIES

The sale includes the full restaurant operation, complete with equipment, furnishings, a valuable liquor license and decades of brand recognition – offering a seamless transition for restaurateurs, investors, or anyone looking to carry on this legacy business. The restaurant offers seating for 180 guests in the main dining rooms and 24 additional seats in the bar area, making it ideal for both casual dining and large gatherings.

The building itself is equally impressive, featuring six total units: the restaurant on the ground floor and five residential apartments above – three one-bedroom units and two two-bedroom units. All apartments are fully leased, providing consistent monthly income, and each unit has separate utilities. In addition, the property includes 4 dedicated parking spaces in the rear – a valuable asset in this vibrant and growing part of town.

LOCATION

Broadway is Bayonne's primary commercial artery and a central hub for daily life. Cafés, restaurants, bakeries, salons, banks, and specialty stores serve residents and businesses alike, while ongoing streetscape improvements and redevelopment efforts have helped attract new energy and investment. Bayonne is in the midst of a revitalization, with commercial and residential demand on the rise. Whether you are an investor seeking a unique mixed-use asset, a restaurateur looking to expand into an up-and-coming market, or an entrepreneur envisioning your next big move, this property offers a compelling blend of stability, upside, and legacy. Opportunities like this – combining real estate, an operating business, and community heritage – are truly one of a kind. Don't miss the chance to own a piece of Bayonne's past, present, and future.



PROPERTY HIGHLIGHTS

Turnkey Business

- All Equipment and Furnishings
- Liquor License
- Bar and 2 Dining Rooms
- 204 Person Total Capacity

Building

- Mixed-Use
- Ground Floor Restaurant
- 5 Residential Apartments
- Separate Utilities
- 4-Car Parking
- 50x100 lot



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