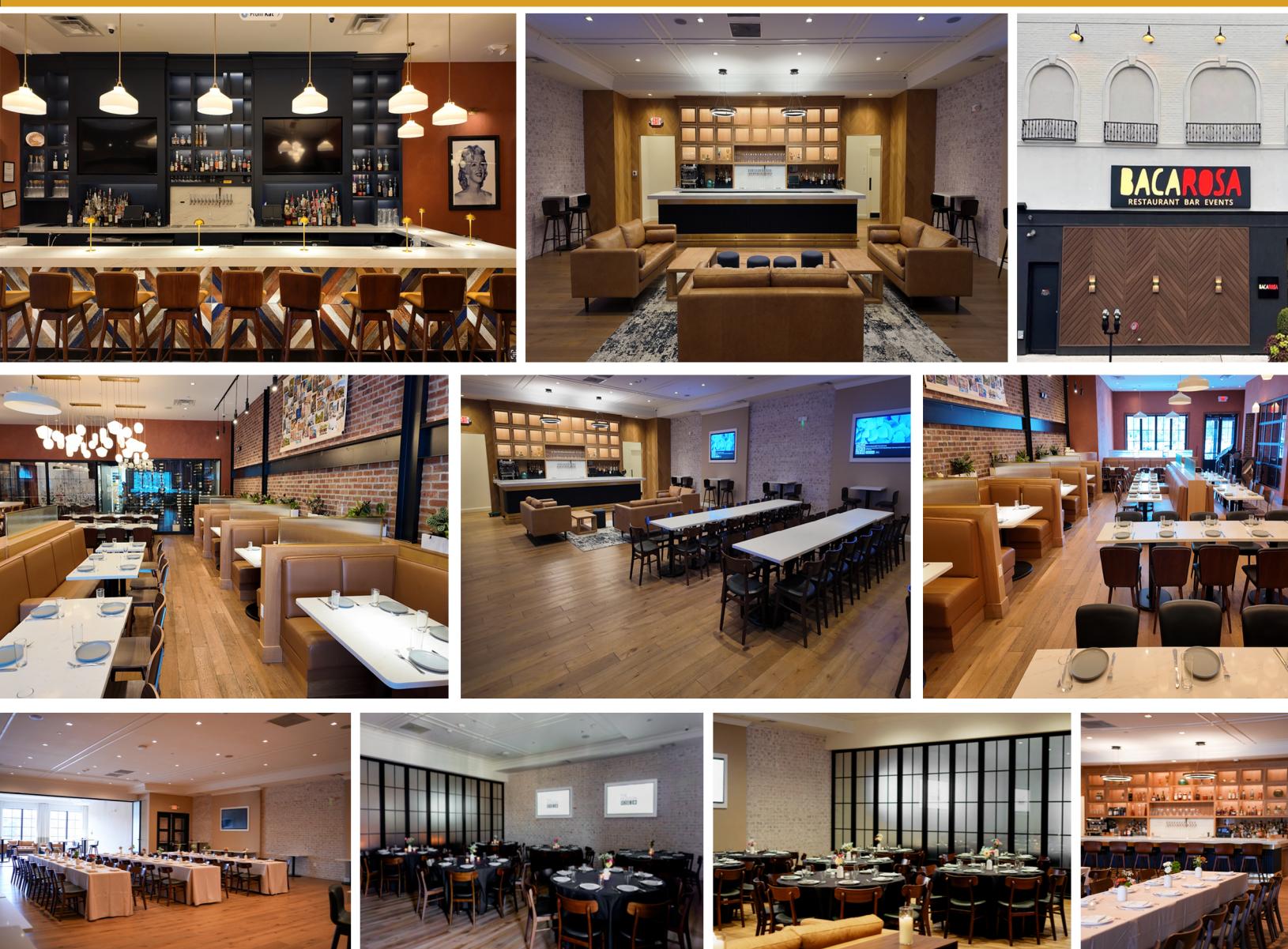


BACAROSA

238 FRANKLIN AVENUE, NUTLEY, NJ 07110



THE SALE INCLUDES: REAL ESTATE, "33" LIQUOR LICENSE AND FF&E

PROPERTY HIGHLIGHTS

- Multi-million dollar renovation completed in 2024
- No expense spared; professionally designed buildout
- High-end finishes, exposed brick, hardwood floors & high ceilings
- All brand-new mechanicals and equipment
- 4,000 SF second-floor event space for 200+ guests
- Elevator for ADA access to second floor and bathrooms
- Temperature-controlled wine display and storage
- Full basement prep space with new walk-in refrigerators & freezers
- Prime downtown Nutley location with excellent exposure
- Large municipal parking lot with direct rear guest entrance

RESTAURANT & REAL ESTATE DETAILS

- COUNTY: ESSEX
- BLOCK/LOT: 6201/13
- TOTAL BUILDING SF: 8,000 +/-
- ADD'L BASEMENT SF: 4,000 +/-
- 1ST FLOOR DINING ROOM: 100 SEATS +/-
- 1ST FLOOR BAR: 15 SEATS
- 2ND FLOOR BANQUET ROOM: 200 SEATS +/-
- PARKING: ON STREET & MUNICIPAL LOT
- ANNUAL TAXES: \$42,236 +/-

ASKING PRICE: \$3,975,000

Bacarosa offers its next motivated operator an exciting opportunity to acquire a professionally designed, multi-million dollar renovated restaurant and event space in the heart of downtown Nutley. Fully rebuilt in 2024 from top to bottom, this is a true turnkey operation, where no expense was spared.

The immaculate space offers a chic, contemporary design and features exposed brick walls, beautiful hardwood floors, high ceilings, and modern furniture and fixtures, creating a warm yet sophisticated atmosphere.

The first floor includes the main dining room for up to 100 guests, a large bar with seating for 15, a private dining room for up to 10 guests, a temperature-controlled wine display and storage area. Every element of the space reflects high-end craftsmanship and attention to detail.

The second floor features a 4,000 square foot event space designed to accommodate up to 200 guests. An ADA-compliant elevator provides easy access to the second floor and bathrooms, making the venue ideal for weddings, corporate events, and private celebrations.

The expansive 4,000 square foot basement includes large prep space, brand-new walk-in refrigerators and freezers, office and restrooms, allowing for high-volume operations and efficient service.

Situated in downtown Nutley, this long-established location has great vehicle exposure and foot traffic and has been a staple in the community for decades. Along with street parking, a large municipal parking lot is directly behind the property, with a dedicated rear guest entrance.

This one-of-a-kind location is ideal for restaurateurs, event operators, or hospitality groups seeking a premier Northern New Jersey location with unmatched infrastructure, design, and operational efficiency.

